

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt  
Zoning Commissioner  
DATE: March 23, 1994  
FROM: James H. Thompson  
Zoning Supervisor

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

On March 18, 1994, Assistant County Attorney, Michael J. McMahon, informed this office that the above referenced case, scheduled for March 28, 1994, should be postponed to a later date.

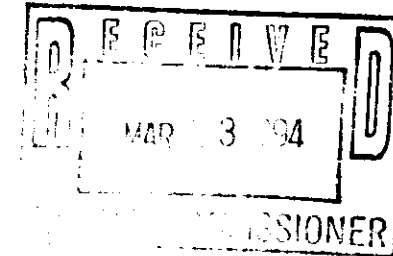
Baltimore County has not been able to obtain service on Patricia A. Ward, as of this writing.

Our office will go to the extent to notify the other parties in this matter Richard D. and Mary C. Maffezzoli of this action.

JHT:eh

c: Michael J. McMahon, Esquire  
Assistant County Attorney

Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Michael J. McMahon  
Assistant County Attorney  
DATE: April 7, 1994

FROM: James H. Thompson  
Zoning Enforcement Supervisor

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Presently, this office has been able to establish a public hearing date for June 30, 1994 at 9:00 a.m. in Room 118, of the Courthouse.

Deputy Zoning Commissioner Timothy M. Kotroco will be the hearing officer at this time.

T. Rogers Harrison has entered his appearance on behalf of Richard D. and Mary C. Maffezzoli.

In speaking with Director Arnold Jablon, we suggested that in addition to Wally Lippincott and Kate Milton providing testimony for Baltimore County, that someone such as Joseph Maranto, Project Manager, be included in this case to provide testimony relative to subdivisions.

JHT/hek

c: Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Michael J. McMahon  
Assistant County Attorney  
DATE: June 30, 1994

FROM: James H. Thompson  
Zoning Enforcement Supervisor

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Having consulted with Director Arnold Jablon, it is the contention of this department, that perhaps the best method to utilize in establishing a definitive hearing date is at a planned conference call meeting. At such time, our office would have a listing of all available hearing dates in the upcoming months. T. Rogers Harrison, in his letter of June 16, 1994, states that he has found James J. and Patricia A. Ward to be cooperative individuals. I propose that you review your schedule and coordinate with Mr. Harrison, a time and place for this conference. Once this is established, our office will notify Wally Lippincott, Kate Milton, Wilma J. Zimmerman and Margaret Worrall of the Valleys Planning Council, Incorporated.

With the issues discussed in an open forum and an established hearing date set, formal notice will then be sent to Patricia A. Ward and we can move forward with this case. If you disagree with this proposal, please let me know immediately.

JHT/hek

c: Margaret Worrall  
Lawrence E. Schmidt  
Wally S. Lippincott, Jr.  
Catherine A. Milton  
Wilma J. Zimmerman

BALTIMORE COUNTY, MARYLAND  
Interoffice Correspondence

TO: James H. Thompson  
Zoning Enforcement Supervisor  
DATE: July 5, 1994  
FROM: Office of Law  
SUBJECT: Sagamore Farms  
Case No. V-94-323-SPH

Because of long-standing litigation plans, I will be unavailable on August 17, 1994.

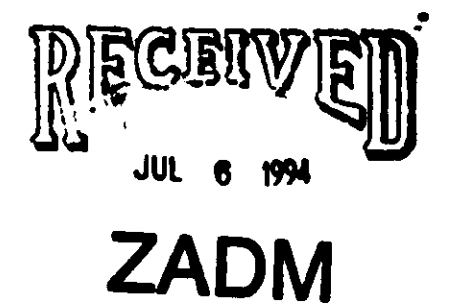
Kindly move the hearing on this case to a date in September, 1994.

Your cooperation is appreciated.

*Michael McMahon*  
MICHAEL MCMAHON  
Assistant County Attorney

MM:sm

cc: Lawrence E. Schmidt



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Michael J. McMahon  
Assistant County Attorney  
DATE: July 21, 1994

FROM: James H. Thompson  
Zoning Enforcement Supervisor

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

On July 6, 1994, Director Arnold Jablon had the opportunity to speak with T. Rogers Harrison relative to his firm representing Patricia A. Ward. Their conversation ended with Mr. Harrison adding he would reply back to Arnold within a week. Ultimately, on July 15, 1994, I spoke with Mr. Harrison because he had yet to contact Arnold. Since this department has still not heard from Mr. Harrison, who had gone to the extent to write to Patricia A. Ward requesting permission to represent her, the enforcement section will proceed with private process service. However, per Owen Stevens, no hearing dates can be currently established for September 1994. After, August 1, 1994, she will have the upcoming September schedule for both Larry Schmidt and Tim Kotroco. Thus, the week of August 1, 1994, I will again prepare the Special Hearing Petition in the hopes of obtaining service on Patricia A. Ward.

JHT/hek

c: Margaret Worrall

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Michael J. McMahon  
Assistant County Attorney  
DATE: August 24, 1994

FROM: James H. Thompson  
Zoning Enforcement Supervisor

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Please be advised that the referenced case has been rescheduled for September 6, 1994 at 11:00 a.m.

It is essential that you contact Wallace S. Lippincott, Jr., Catherine A. Milton and Wilma J. Zimmerman as to what testimony they may submit at the upcoming hearing.

JHT/hek

c: Wallace S. Lippincott  
Environmental Protection  
Wilma J. Zimmerman, Assistant Chief  
Real Estate Division  
Catherine A. Milton  
Development Control (ZADM)  
Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.  
Mary M. DiFerdinando, Branch Manager  
Central Maryland Farm Credit  
Kathy Earnshaw

FA  
323-2181

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Catherine Milton  
ZADM, M.S. 1105  
DATE: August 24, 1994

FROM: Michael McMahon, Ext. 4420  
Assistant County Attorney  
Office of Law

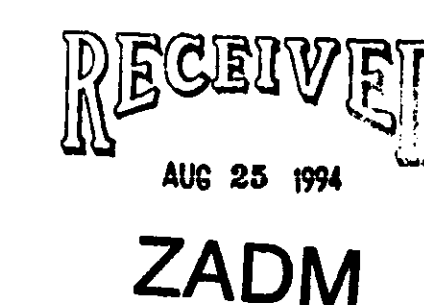
SUBJECT: Sagamore Farms

This is to advise that a hearing is currently set before the Zoning Commissioner for September 6, 1994 with respect to an allegedly illegal subdivision of the 81 acre ± parcel (RC-2) owned by Patricia Ward, et al (Sagamore Farms).

Please be prepared to attend and testify as to the County's position with respect to this matter.

MM:miak

cc: Margaret Worrall, The Valleys Planning Council, Inc.  
Jim Thompson, ZADM  
Wilma Zimmerman, Real Estate Division  
Wally Lippincott, DEPM



BALTIMORE COUNTY, MARYLAND  
Interoffice Correspondence

TO: James H. Thompson  
Zoning Enforcement Section  
DATE: December 6, 1994  
FROM: Office of Law  
SUBJECT: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

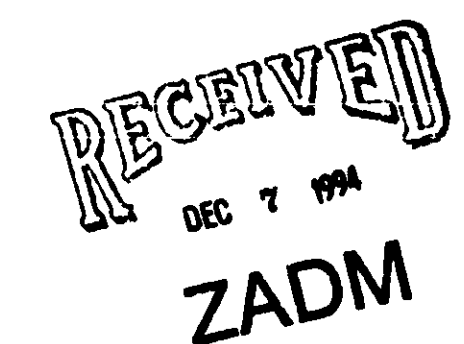
As per my conversation with you on November 29, 1994, please cause process to issue with respect to the Wards and see the same served on Tom Harrison as their attorney receiving process on their behalf.

The hearing is before the Zoning Commissioner, to be set sometime in the first quarter of 1995.

Thanks.

*Michael McMahon*  
MICHAEL MCMAHON  
Assistant County Attorney

MM:sm  
cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Margaret Worrall



To: Margaret Worrall  
Fax #: 296-5403  
From: Jim Thompson

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

January 6, 1995

T. Rogers Harrison, Esquire  
Mudd, Harrison and Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Mr. Harrison:

In response to Assistant County Attorney Michael McMahon's correspondence to you of November 29, 1994, the referenced case has been re-scheduled for January 31, 1995 at 2:00 p.m. in Room 118 of the Old Court House.

Since you already have possession of the Petition For Special Hearing and Summons as it relates to Patricia A. Ward, Richard D. and Mary C. Maffezzoli, those documents are not enclosed with this letter.

If additional questions remain, please contact this office at 887-3351.

Sincerely,

JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

c: Margaret Worrell  
The Valleys Planning Council, Inc.  
Mary M. DiFerdinando  
Central Maryland Farm Credit  
Michael McMahon  
Assistant County Attorney  
Wilma J. Zimmerman, Assistant Chief  
Real Estate Division  
Wallace S. Lippincott  
Environmental Protection  
Catherine A. Milton  
Development Control (ZADM)  
Kathy Earnshaw

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

January 25, 1995

T. Rogers Harrison, Esquire  
Mudd, Harrison and Burch  
105 West Chesapeake Avenue, Suite 300  
300 Jefferson Building  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Mr. Harrison:

In reply to your letter of January 16, 1995 requesting that the referenced matter not be scheduled for a public hearing on January 31, 1995, Assistant County Attorney Michael J. McMahon, personally checked with the Circuit Court of Maryland, Baltimore County relative to the status of Quargesser v. Sachse. Mr. McMahon was informed by the courts that this case had been postponed and no established trial date has been rescheduled. Therefore, the January 31, 1995 trial date concerning the subject property still stands.

Sincerely,

JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

c: Margaret Worrell  
The Valleys Planning Council, Inc.  
Mary M. DiFerdinando  
Central Maryland Farm Credit  
Michael McMahon  
Assistant County Attorney  
Wilma J. Zimmerman, Assistant Chief  
Real Estate Division  
Wallace S. Lippincott  
Environmental Protection  
Catherine A. Milton  
Development Control (ZADM)  
Kathy Earnshaw

Baltimore County Government  
Office of Law

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

March 8, 1995

Timothy M. Kotroco, Esquire  
Deputy Zoning Commissioner  
Courthouse, First Floor  
400 Washington Avenue  
Towson, Maryland 21204

Re: Sagamore Farms  
Case No. V-94-323-SPH

Dear Mr. Kotroco:

Since the recent departure of my colleague, Michael McMahon, I have assumed responsibility for the above-captioned matter.

It is my understanding that T. Rogers Harrison, on behalf of his clients, has asked that you consider reopening the special hearing for the purpose of allowing his clients the opportunity to present evidence and testimony in their behalf. Although I believe the record demonstrates that Mr. Harrison was afforded proper notice of the scheduled hearing, given the history of the case and its recent reassignment to me, I will defer to your discretion regarding any future proceedings.

Sincerely yours,

Nancy C. West  
Assistant County Attorney

sm

cc: T. Rogers Harrison, Esquire

Baltimore County Government  
Office of Law

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

September 13, 1995

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue  
Suite 300, Jefferson Building  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
(Sagamore Farms)

Dear Tom:

This letter will confirm my conversation of last Friday morning with your associate, Jim Anderson, in which I advised him that Dennis Maloney of our Real Estate Division has reviewed the most recent deeds which you sent to me and found them to be acceptable for recombining the parcels.

Please let me know when the Land Records Office accepts the deeds for recordation and send me copies of the deeds and the receipt with the deed references. As I understand it, Land Records is still about a month behind. I will then advise the Zoning Commissioner's Office that this matter has finally been concluded.

Thank you.

Sincerely yours,

Nancy C. West  
Assistant County Attorney

NKW/jd

cc: Timothy M. Kotroco, Deputy Zoning Commissioner  
John Bernstein, Executive Director  
Valleys Planning Council  
Kate Milton, Department of Permits  
and Development Management  
Wallace S. Lippincott, Jr., Department  
of Environmental Protection and  
Resource Management

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 22, 1993

Ms. Patricia Ward  
P.O. Box 10510  
Towson, MD 21285-0510

Re: Sagamore Farms  
4th Election District

Dear Ms. Ward:

This office was contacted by a citizen group to look into their concerns regarding the apparent subdivision of your property known as "Sagamore Farm". After a review of the concerns and a meeting with a Baltimore County Attorney, it is required that you contact this office.

The concerns which were raised regard the creation of two new parcels on the north side of Belmont Road. These are indicated on TAX Map 40 as parcel 161 and parcel 148. Our records do not show any subdivision approval for the creation of these two lots. Furthermore, there have been adjustments to lot lines on the south side of Belmont Road which have not been reviewed or approved by Baltimore County.

This office also contacted Wally Lippincott, Jr. representing the Baltimore County Agricultural Preservation Program. He added his concerns that subdivision of an assessed property must be reviewed by both state and county agencies.

In light of the above and pursuant to Section 500.7 of the Baltimore County Zoning Regulations, you are required to contact this office within 30 days to file for special hearing before the Zoning Commission. Should you have any questions concerning this matter, I may be reached at 887-3391.

Sincerely,

CATHERINE A. MILTON  
Planner I

CAM/jaw

c: Mike McMahon  
Arnold Jablon  
Wally Lippincott, Jr.  
Richard Maffezzoli

Baltimore County Government  
Office of Law

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

September 7, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

By Deed recorded at 7359/370, Alfred Gwynne Vanderbilt conveyed certain property comprising a portion of Sagamore Farms to James J. Ward, III. That deed, as shown on the attached sketch plat, describes the conveyance of parcels 01, 02, and 03. All parcels as delineated in various colors on that plat were "lots of record" as defined by BCZR Section 101 on the effective date of Bill 178-79, viz., November 25, 1979. Moreover, these lots are within the reach of the statutory exemption of Bill 199-90 which would otherwise have required the consolidation of all "lots" comprising parcel No. 01 for purposes of calculating subdivision lot densities. The zoning by acreage and the complementary densities on parcel No. 01 are as follows:

PARCEL NO. 01

	Acres		
	Total	RC-2	RC-4
S. Belmont	158.5	101	57.5
N. Belmont	162.5	152	30.5

(Source - Petition for Special Hearing 89-52 SPH)

	Density	
	Acres	Density
RC-2	253	5
RC-4	88	17
Total	341	22

Sharon

This needs  
to be filed  
in the enforcement  
file  
Thanks

T. Rogers Harrison, Esquire  
September 7, 1994  
Page -2-

Attention is respectfully drawn to Parcel No. 01 as indicated on the plat. By deed, recorded at 8175/91 (May 5, 1989), James J. Ward, III, "Ward," subdivided parcel No. 01 as reflected by a conveyance to George M. Durrett, et ux., of an undivided one-half interest as tenants in common in a 50 A. lot ("Lot 1") (Tax Map 40, p. 146). Thereafter, conveyances of remaining portions of subdivided parcel No. 01 were made by the following deeds: (2) "Lot 2," L. 8578/E, 738 (August 3, 1990) (50 A. from Maffezzoli, et ux., to George M. Durrett, et ux., undivided 1/2 interest as tenants in common) (Tax Map 40, p. 147); (3) "Lot 3," L. 8775/E, 611 (April 26, 1991) (50 A. from Maffezzoli, et ux., as T/E to Maffezzoli, et ux., as J/T with SS consisting of a portion of land containing 81 A. conveyed to "Ward," and then subsequently conveyed to Maffezzoli, et ux., as T/E and recorded at Liber 8765 folio 290) (Tax Map 40, p. 158). Two other lots lying south of Belmont Road have been created from parcel No. 01, viz., lots 4 and 5, and are the subject of the conveyance by deed to Patricia A. Ward recorded at Liber 9363 folio 447 (August 27, 1992). Exhibit A which is attached to that deed (9363/449) describes the conveyance as a 156 A. parcel on the south side of Belmont Road. These five lots are in compliance with zoning criteria controlling area densities set forth in BCZR Section 1A-01.3B.

Nevertheless, conveyances have been made from Parcel 01 as projected on the attached sketch plat which represent an illegal subdivision in that more lots are created than allowed by the area regulations set forth in BCZR Section 1A01.3B.

A predecessor deed to Liber 8775/611 (April 26, 1991) (Maffezzoli, et ux., as T/E to Maffezzoli, et ux., as J/T with SS) recorded at Liber 8754 folio 290 describes a conveyance from "Ward" to the Maffezzolis of lot 3 of parcel 01 then described as 81 A. (L. 8754/292). Thereafter a deed enrolled at L. 8811/823 (April 26, 1991) discloses the conveyance of an illegal lot comprised of 31 A. from Maffezzoli, et ux., to Maffezzoli, et ux., as J/T with SS, derived from the lot of 81 A. conveyed by the deed described above and recorded at Liber 8754 folio 290 (Ward to Maffezzoli, et ux.). Almost immediately following the conveyance set forth in Liber 8811/823 (April 26, 1991), a deed was put on record at Liber 8984/016 (April 27, 1991) which conveyed that same illegal 31 A. lot from the Maffezzolis as J/T with SS to Patricia A. Ward. Subsequent to that conveyance, a deed is enrolled at Liber 9127 folio 596 (February 27, 1992) which records a conveyance out of an 8 A. lot from the 31 A. granted by Liber 8994/016 (Maffezzoli to Patricia A. Ward). This conveyance of 8 A. recorded at Liber 9127/596 represents an illegal subdivision of the illegal lot (31 A.) enrolled at Liber 8994/016.

If further administrative and possible judicial proceedings with respect to enforcing the area regulations specified in BCZR Section 1A01.3B, as well as any other pertinent directives, are to be avoided, then the illegal subdivision reflected by the deeds enrolled at 8811/823 and 8994/016 (31 A.) as well as Liber 9127/596 (8 A. parcel) must be corrected bringing

T. Rogers Harrison, Esquire  
September 7, 1994  
Page -3-

the conveyances represented by them into compliance with the area criteria of BCZR Section 1A01.3B. To that end, certain corrective measures have been suggested. One proposal is that the 23 A. and 8 A. lots be rejoined and that they then be combined with lot 3 of Parcel 01 or the 50 A. "lot" currently entitled to Maffezzoli, et ux., as J/T with SS (L. 8775/611) as drawn on Tax Map 40, p. 158 (see attachment).

As an alternative, the 23 A. and the 8 A. lots are again to be consolidated into a 31 A. lot as described by Deeds 8811/823 and 8994/016 and then that lot is to be joined with the southerly portion of the original parcel 01 south of and abutting Belmont Road, 03-04-90-13 (BC 89-12), subject, however, to all relevant density and agricultural easement criteria.

If neither of these approaches is acceptable to your clients, or some other remedy as proposed on their behalf is disapproved by the County, then the Complaint for the violation of the area regulations and BCZR Section 1A01.3B as well as any other relevant enactments will be prosecuted in the appropriate administrative and judicial forums.

It is expected that we hear from you or your site planner within fifteen (15) days of this correspondence as to resolving the illegalities in this subdivision or proceedings will be reactivated for enforcement purposes.

Very truly yours,

Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Jim Thompson  
Margaret Worrell



Baltimore County Government  
Office of Law  
400 Washington Avenue  
Towson, MD 21204

August 30, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

Although I have no objection to settling this matter outside the hearing process, I wish to make it very clear that at no time did I ever say or represent that Mrs. Patricia A. Ward was absolved from actually attending and participating in any necessary hearing. If her participation is essential to these proceedings then respectfully she will have to appear. Your understanding that you and I believe that Mrs. Ward was exempted from the hearing is, with all respect, totally without any foundation. Indeed, if such an agreement were to have been made, it would have to have been in writing.

Your reservations however concerning the September 6, 1994 hearing are understandable and the matter ought to be postponed to a later date. I have also read your attached correspondence to Zoning Commission Larry Schmidt in which you request that service of process be effectuated on you as opposed to Patricia Ward as fee simple owner of Parcel No. 01. I will ask Jim Thompson to cause service of process to be issued on behalf of the Wards, including Patricia A. Ward, and be served on you on their behalf.

I will be in contact with you with respect to any proposed settlement of this matter.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Larry Schmidt  
Jim Thompson

Given to Mr. L. by  
Mike McMahon at 11:00 AM  
10/1/94

RECEIVED  
AUG 30 1994  
ZADM

111 West Chesapeake Avenue  
Towson, MD 21204

September 9, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue  
300 Jefferson Building  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
Patricia A. Ward  
4th Election District

Dear Mr. Harrison:

In reply to your letter of August 30, 1994 and our telephone conversation later that week, I have had the opportunity to consult with Director Arnold Jablon. With your office now having the authority to represent Patricia A. Ward, the enforcement section is mailing the Petition for Special Hearing that we have been attempting to serve on her since February 25, 1994. At present, a public hearing date has not been established for this property. Prior to this action, we will contact your staff to avoid any future postponements pertaining to both your clients.

Sincerely,

JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

cc: Margaret Worrell  
The Valleys Planning Council, Inc.

Michael McMahon  
Assistant County Attorney

Post-It Fax Note 7671  
Date: 9/13/94  
To: T. Rogers Harrison  
From: James H. Thompson  
Subject: Case No. V-94-323-SPH  
Phone # 410-887-4420  
Fax # 410-296-0931

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on Recycled Paper

400 Washington Avenue  
Towson, MD 21204

September 22, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

This will confirm our meeting with Wally Lippincott and others to discuss implementation of suggested alternative solutions to resolving the alleged violation of area zoning regulations applicable to Sagamore Farms. (See correspondence of September 7, 1994.)

The meeting is set for October 4, 1994, at 9:30 a.m. in the DEPRM Conference Room, Courts Building, Towson, Maryland 21204.

Your cooperation and attendance is appreciated.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Wally Lippincott  
Kate Milton

RECEIVED  
SEP 22 1994  
ZADM

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400 Washington Avenue  
Towson, MD 21204

October 19, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

This office wishes to reschedule in the near term a meeting with your side as well as Wally Lippincott and other County personnel for the purposes of discussing suggested alternative solutions with a view toward resolving the alleged violations of area zoning criteria applicable to Sagamore Farms (see correspondence of September 7 and September 22, 1994). The meeting of October 4, 1994, had to be postponed so that a funeral could be attended by a necessary participant.

It is, of course, essential that a meeting be held to avoid a reactivation of proceedings for enforcement purposes.

Please advise as to your availability. Your cooperation and attendance is appreciated.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Jim Thompson 1115  
Margaret Worrell

RECEIVED  
OCT 20 1994  
ZADM

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on Recycled Paper

400 Washington Avenue  
Towson, MD 21204

October 24, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

This correspondence will confirm our meeting to be held in the DEPRM Conference Room, Fourth Floor, County Courts Building, 401 Bosley Avenue, Towson, Maryland 21204. The meeting is set for Friday, October 28, 1994, at 11:00 a.m., as per the schedule of dates provided.

It is, of course, essential that a meeting be held on the Sagamore Farms matter to avoid a reactivation of proceedings for enforcement purposes.

Your cooperation and attendance is appreciated.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Jim Thompson 1105  
Margaret Worrell

RECEIVED  
OCT 25 1994  
ZADM

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on Recycled Paper

Baltimore County Government  
Office of Law

(410) 887-4420  
Fax (410) 296-0931

November 4, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

As a follow-up to the October 28, 1994, meeting, we are providing more details to you regarding how your clients should proceed to resolve the issues as indicated in my September 7, 1994, correspondence. The information below is in response to the request you made for additional information at the October 28 meeting which was attended by you, me, Kate Milton, Margaret Worrell, and Wally Lippincott.

At that meeting, you expressed a desire to proceed with the option of requesting an agricultural subdivision to legally subdivide 31 acres from the 81-acre lot owned by the Maffezzolis and to attach this 31 acres and buildings to one of the easement properties on the south of Belmont Road. You requested more information as to how your clients should proceed to accomplish this action while addressing all relevant density and agricultural easement issues.

As per a discussion with the Office of Zoning Administration and Development Management, we advise that you prepare a request for the Development Review Committee for an agricultural subdivision of the 31 acres, that you will indicate that there is to remaining RC-2 density on the 31 acres, and that you will designate the existing residence as utilizing the RC-2 density unit from the parcel to which this 31 acres will be joined. As we discussed, you may wish to indicate that the owner retains the right to redesignate the RC-2 development right back to the two-acre site on the south side of Belmont, subject to approval of the existing dwellings as tenant buildings (relevant requirements for such approvals are enclosed).

The other issue to address is for the Wards to obtain approval from the Maryland Agricultural Land Preservation Foundation for agricultural subdivision of the three easement properties. To obtain this approval, the Ward should submit the proposal to the Baltimore County Agricultural Land Preservation Advisory Board. If the Board grants the request, it will be

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on Recycled Paper

T. Rogers Harrison, Esquire  
November 4, 1994  
Page -2-

transmitted to the State for the approval of the Maryland Agricultural Land Preservation Board of Trustees. The next meeting of the Baltimore County Board is on November 17, 1994.

As discussed at the meeting, it is recommended that you and your clients meet with the Valley Planning Council and other interested parties so as to provide them with the explanation of your plans and what the impact on the farm will be as a result of these plans.

In order to maintain progress towards resolving the case and, respectfully, to avoid a reactivation of proceedings for enforcement purposes, it is requested and expected that you respond within ten days of this letter.

Your cooperation is appreciated.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Jim Thompson  
Margaret Worrell

400 Washington Avenue  
Towson, MD 21204

November 29, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

Thank you for the letter of November 14 in which you indicated that your clients are amenable to the resolution outlined in my letter of November 4, 1994.

However, the content of the letter indicates that the Wards have actually chosen not to go with the proposal we discussed at the October 28, 1994, meeting. Your letter indicates that the Wards wish to merge the 31-acre parcel with one of the easement parcels but do not wish to designate their existing house as the main dwelling. Instead, you have proposed that the existing tenant farmer who already resides elsewhere on the farm would move into this house. To proceed in this manner raises the need for an approval of an additional tenant building on a farm operation which already has two tenant buildings and limited farming activities.

As you are aware, I have been seeking a prompt response to this violation and it appears as if you are providing me no other choice but to proceed with the violation. Again, I am disappointed that your clients did not take advantage of what appeared to be a satisfactory and fair resolution of this violation.

Thank you for your efforts to resolve this issue but unless your clients are willing to reconsider, I see no other option but to reactivate the proceedings for enforcement.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm  
cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Jim Thompson  
Margaret Worrell

RECEIVED  
NOV 30 1994  
ZADM

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on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 23, 1994

Mr. and Mrs. Richard D. Maffezzoli  
660 Kenilworth Drive  
Towson, Maryland 21204

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Mr. and Mrs. Maffezzoli:

The upcoming public hearing scheduled for March 28, 1994 has been postponed per the Assistant County Attorney, Michael J. McMahon.

The enforcement division will notify you of the rescheduled hearing date.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Supervisor

JHT:eh

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 7, 1994

Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.  
212 Washington Avenue  
P.O. Box 5402  
Towson, Maryland 21285-5402

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Mrs. Worrall:

Enclosed is a copy of the most recent summons issued to Patricia A. Ward at her Florida address.

Hopefully, service of this document will be made and Baltimore County will be able to address this alleged violation at the June hearing date.

As always, we will keep you updated of all subsequent developments in this case.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

Enclosure

c: Michael J. McMahon, Esquire  
Assistant County Attorney

Wallace S. Lippincott, Jr.  
Environmental Protection

Catherine A. Milton  
Zoning Administration

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 26, 1994

Sheriff of Palm Beach County  
Attention: Court Services  
P.O. Box 24681  
West Palm Beach, Florida 33416-4681

Re: Service/Special Hearing Petition

Patricia A. Ward  
13860 Wellington Trace #12  
Wellington, Florida 33414

Gentlemen:

Enclosed you will find a check in the amount of \$30.00 to cover the cost associated with attempting to serve Patricia A. Ward of 13860 Wellington Trace #12, Wellington, Florida 33414.

The Office of Zoning Administration and Development Management of Baltimore County, Maryland has established a hearing date of June 30, 1994 to address the alleged violations on property owned by Patricia A. Ward in Baltimore County. Hopefully, your efforts will be successful, however, if questions should develop, please contact us at 410-887-3351, Monday thru Friday between the hours of 8:30 a.m. and 4:30 p.m.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

Enclosure

c: Michael J. McMahon, Esquire  
Assistant County Attorney

Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.

401 Bosley Avenue  
Towson, MD 21204

(410) 887-3733

July 13, 1994

RECEIVED  
JUL 18 1994  
ZADM

Ms. Patricia Ward  
P.O. Box 10510  
Towson, Maryland 21285-0510

Re: Apparent Subdivision of Natural  
Easement without approval by the  
Maryland Agricultural Land  
Preservation Advisory Board

Dear Ms. Ward:

As a result of Case No. V-94-323-SPH, it has come to my attention that it appears as if you have subdivided several easement properties without approval of the Maryland Agricultural Land Preservation Foundation. In the event that you are not aware of the easement restrictions, please refer to the easement documents.

It is stated under Covenants, Conditions, Limitations and Restrictions A. Subject to the reservation hereinafter contained, the Grantor covenants, grants and relinquishes the following rights ... (1) (b) "The right to subdivide the above described land for any purpose except upon written approval of the Grantee; ...". This agreement was recorded in the Land Records of Baltimore County, Liber 8741, Page 419.

The current Baltimore County Tax maps reflect that you have subdivided three agricultural districts on which easements have been recorded. The map indicates that District Nos. 03-04-90-13, 03-04-87-22, and 03-04-87-23a have been subdivided into two properties. The subdivision reflects the recordation of these three easements into two properties with deed references of Liber 9361, Page 451 and Liber 9363, Page 447.

As indicated in the easement language, the right of subdivision is not totally precluded; however, the easement owner must obtain approval of the Foundation for such subdivision. To obtain this approval, it is first necessary to apply. I have enclosed the necessary forms for such an application. Furthermore, it is also necessary to obtain Baltimore County zoning and subdivision approval.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 17, 1994

Rodgers Harrison  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue  
300 Jefferson Building  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Mr. Harrison:

Assistant County Attorney Michael J. McMahon has informed this office that the referenced case scheduled for June 30, 1994 will have to be postponed. On that date his wife is scheduled to receive an award from the White House, and along with other members of his family he most certainly wants to be present for the occasion.

I will contact your office on Monday June 20, 1994 to coordinate a new hearing date.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Enforcement Supervisor

JHT/sh

cc: Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.

File

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 27, 1994

Nary M. DiFerdinando, Branch Manager  
Central Maryland Farm Credit  
16938 York Road  
P.O. Box 439  
Monkton, Maryland 21111

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Ms. DiFerdinando:

Per our conversation of July 26, 1994, regarding your faxed letter of June 14, 1994, which never was received by this office, I have gone to the extent to make photo-copies of the Special Hearing Petition, along with other important documents.

When this case is ultimately scheduled for a public hearing, we will certainly inform Central Maryland Farm Credit of that fact.

If additional questions should arise, please contact me at 887-3351.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

Enclosures

Baltimore County Government  
Office of Law

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

August 23, 1995

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue  
300 Jefferson Building  
Towson, Maryland 21204

RE: Sagamore Farms  
Richard D. and Mary C. Maffezzoli

Dear Mr. Harrison:

When we appeared before the Zoning Commissioner on May 18, 1995, you advised that it would only take a couple of days to prepare the appropriate deeds to recombine the 31 acre and 50 acre parcels which the County alleges were the subject of an illegal subdivision. Despite my numerous calls to your office and my most recent correspondence of July 13, 1995 outlining the particulars of why we find the deeds tendered to be defective, you have failed to respond. Over the course of the last three months, you have never even contacted Dennis Maloney of our Real Estate Division to discuss the matter as you repeatedly stated you would do.

At this juncture, I can only assume that your clients do not wish to honor their commitment to amicably resolve the matter. Therefore, by a copy of this letter to Deputy Zoning Commissioner, Timothy M. Kotroco, I am hereby requesting that he issue a final Order and Opinion in accordance with the hearing which was held on January 31, 1995.

Sincerely yours,

*Nancy C. West*  
NANCY C. WEST  
Assistant County Attorney

NCW/jd

cc: Timothy M. Kotroco, Deputy Zoning Commissioner  
John Bernstein, Executive Director  
Valleys Planning Council  
Kate Milton, Department of Permits  
and Development Management  
Wallace S. Lippincott, Jr., Department  
of Environmental Protection and  
Resource Management

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

August 26, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue  
300 Jefferson Building  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
Richard D. and Mary C. Maffezzoli  
4th Election District

Dear Mr. Harrison:

Please note that the referenced case scheduled before the zoning commissioner has been set for September 6, 1994 at 11:00 a.m. in Room 118, Courthouse, 400 Washington Avenue, Towson, Maryland 21204.

If you have any questions regarding this matter consult with Assistant County Attorney Michael J. McMahon at 887-4420.

Sincerely,

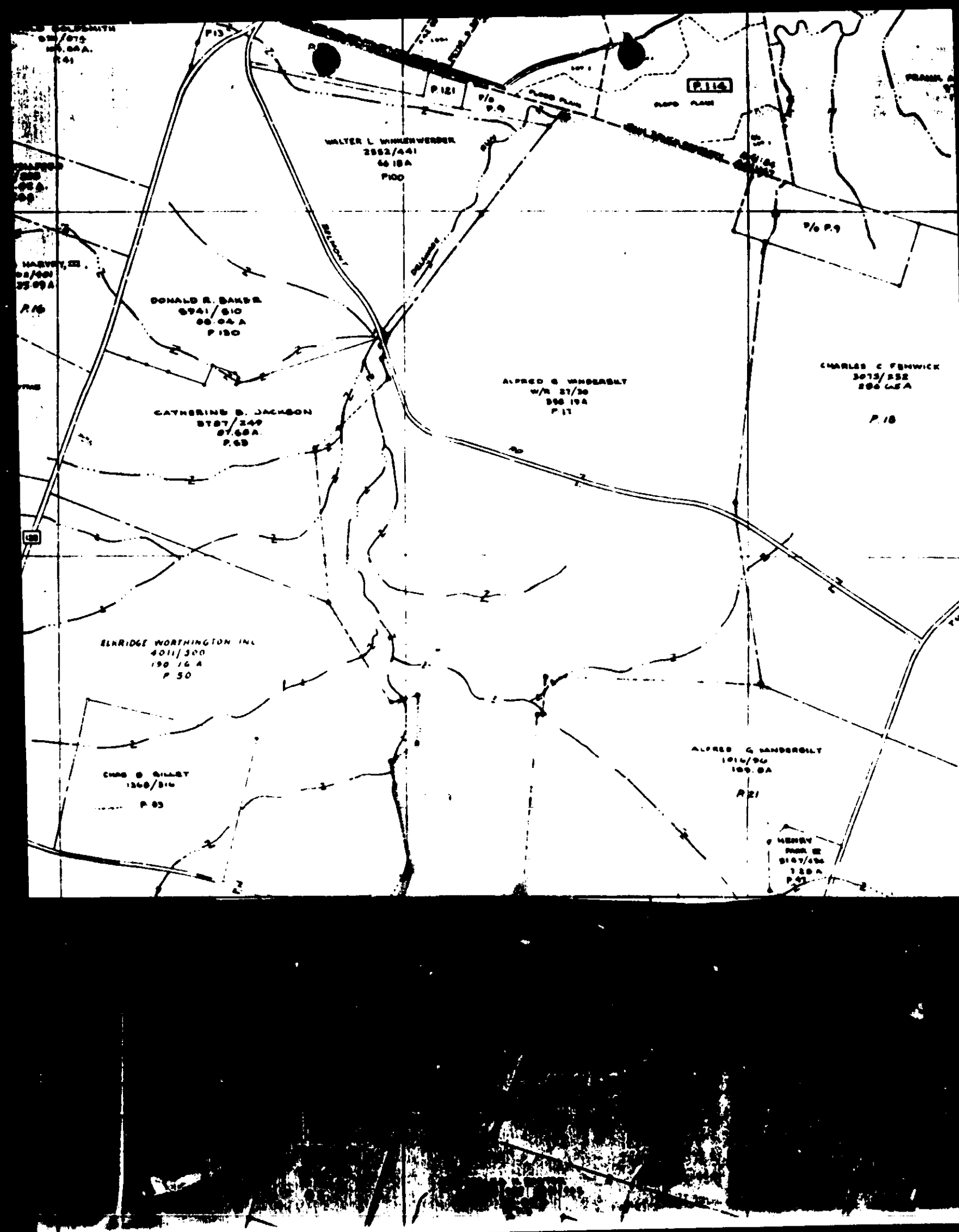
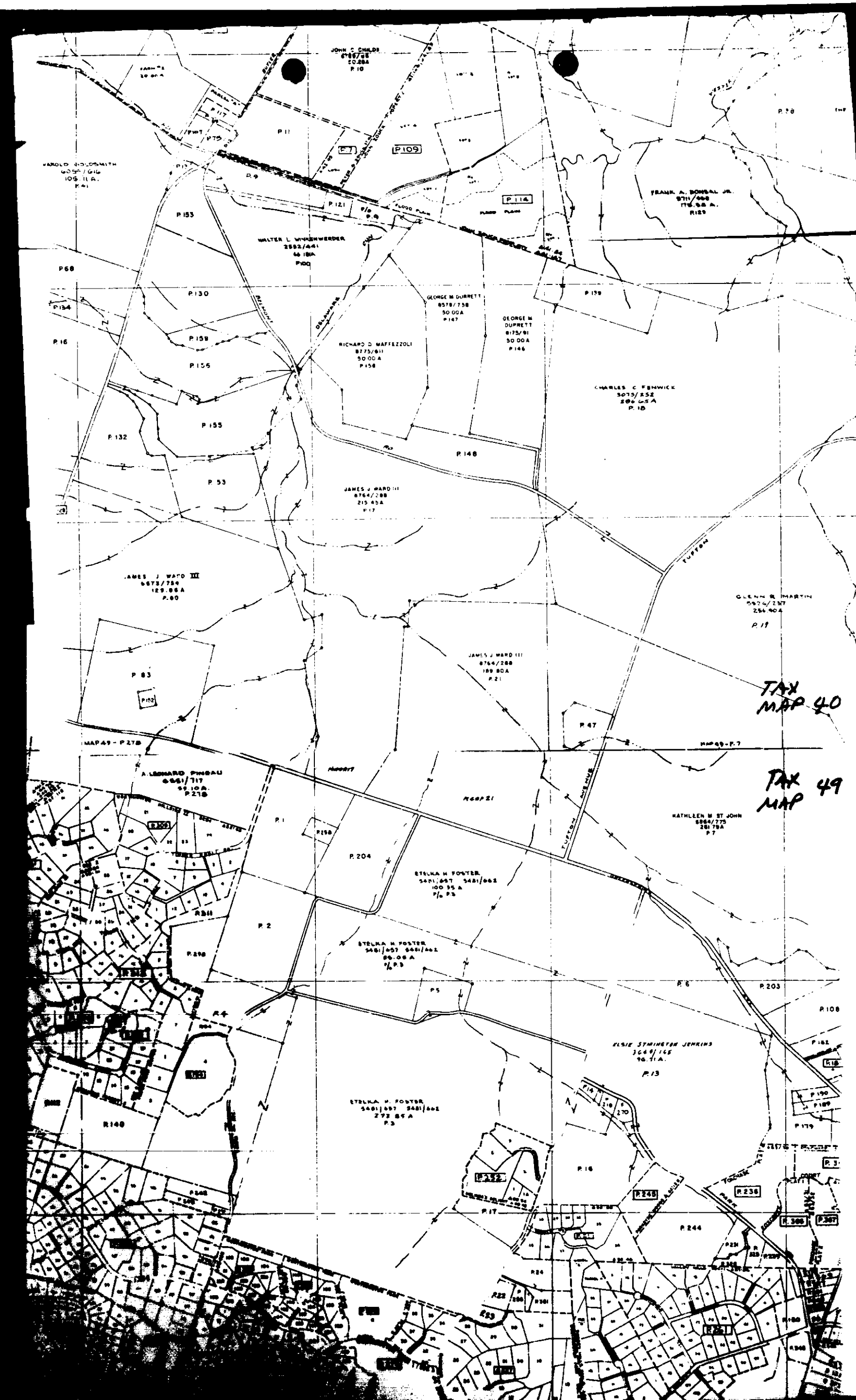
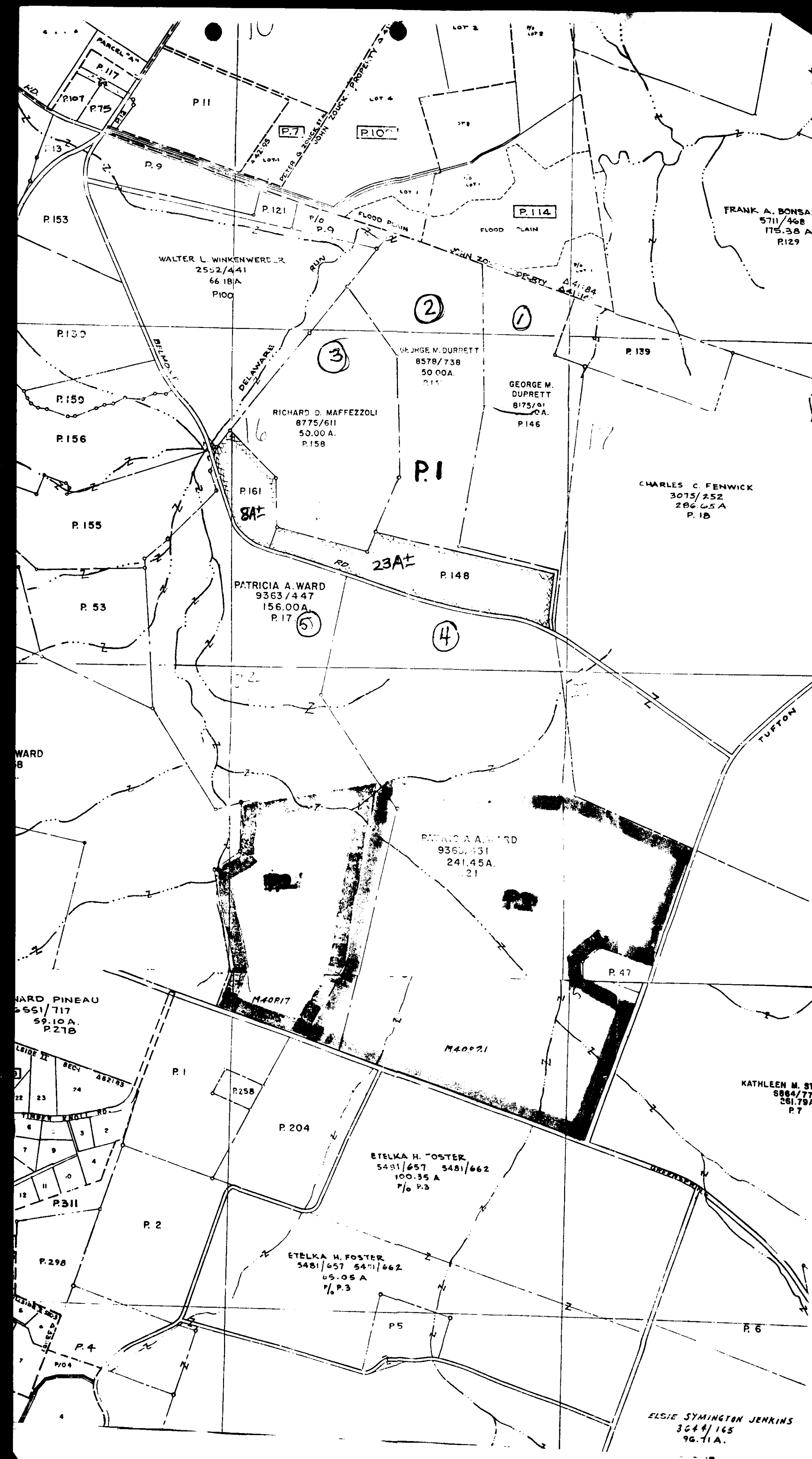
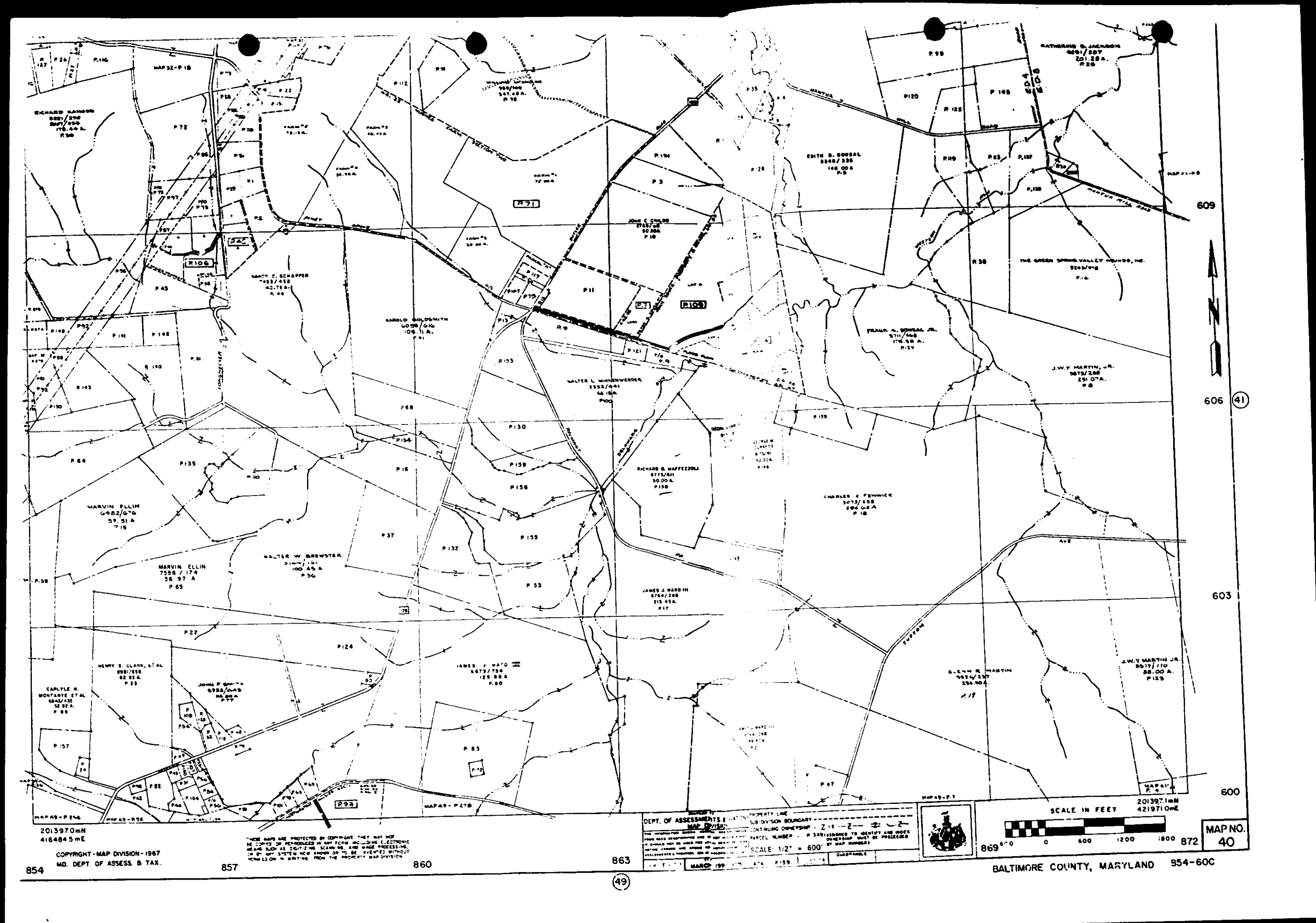
*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek









**ATTORNEYS AT LAW**  
105 WEST CHESAPEAKE AVENUE  
300 JEFFERSON BUILDING  
TOWSON, MARYLAND 21204  
(410) 828-1335  
FAX (410) 828-1042

**RECEIVED**  
MAY - 8 1995  
**ZONING COMMISSIONER**

Re: Case No. V-94-323SPH  
Sagamore Farm, 4th Election District

It is my understanding that a hearing in the above matter was held on January 31, 1995. I am enclosing a copy of my letter to Mr. Thompson dated January 30, 1995, which was copied to a number of individuals, including the office of the Zoning Commissioner. That letter was dictated by me, in absentia, when I was called by my office on January 30, 1995, while conducting depositions elsewhere, and informed that we had just that day received Mr. Thompson's letter of January 25, 1995.

Certainly, you had to have some information to make a determination that adequate notice was given and that Mr. Thompson's denial of a postponement received the day prior to the hearing was appropriate and sufficient.

Frankly, I believe the facts unaltered by subjective interpretation clearly establish that it was reasonable to believe that the hearing of January 31 would be rescheduled if in fact a hearing was ultimately necessary.

**ATTORNEYS AT LAW**  
**105 WEST CHESAPEAKE AVENUE**  
**300 JEFFERSON BUILDING**  
**TOWSON, MARYLAND 21204**  
**(410) 828-1335**  
**FAX (410) 828-1042**

Mr. James H. Thompson  
Zoning Supervisor  
Baltimore County, Maryland  
Office of Zoning & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farm  
4th Election District

I was somewhat surprised at your letter of January 6, 1995, in that I was of the belief that we had resolved all disputes with Baltimore County in a mutually satisfactory manner. In order to make application for agricultural exemptions and purchase of the 100 acre farmstead and the preparation of a plat (at the suggestion of Wally Hippincott) which I will receive any day now. At any rate, I will be sending out documentation within the next week or 10 days. Therefore, there is no need for a hearing at this time. Moreover, I will be in the Circuit Court in Baltimore County trying the case of Quarngessner v. Sachse that day and would be unavailable.

Again, with a little more patience, the documents will be complete, and I believe this entire matter resolved. Please confirm the hearing has been canceled.

T. Rogers Harris

TRH/lfc

FETTERMAN'S  
EXHIBIT 2

JAN 19 1995  
ZADM



(410) 887-3353

T. Rogers Harrison, Esquire  
Mudd, Harrison and Burch  
105 West Chesapeake Avenue, Suite 300  
300 Jefferson Building  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

In reply to our letter of January 16, 1995 requesting that the referenced matter not be scheduled for a public hearing on January 17, 1995, Assistant County Attorney Michael J. McMahon, personally checked with the Circuit Court of Maryland, Baltimore County relative to the status of Quarngesser v. Sachse. Mr. McMahon was informed by the courts that this case had been postponed and no established trial date has been rescheduled. Therefore, the January 31, 1995 trial date concerning the subject property still stands.

JAMES H. THOMPSON  
Zoning Supervisor

c: Margaret Morrell  
The Valleys Planning Council, Inc.  
Mary M. DiFerdinando  
Central Maryland Farm Credit  
Michael McMahon  
Assistant County Attorney  
Wima J. Zimmerman, Assistant Chief  
Real Estate Division  
Wallace S. Lippincott  
Environmental Protection  
Catherine A. Milton  
Development Control (ZAM)  
Kathy Earnshaw

**PETITIONER'S  
EXHIBIT 3**

Post-#1 Fax Note	7071	Date	1-26-77	Page	1
To	Therese Wallace	From	Tim Thompson		
Company		Co.			
Phone #	337-6877	Phone #	887-3351		
Fax #	256-3363	Fax #			

31st Approved  
Submission of  
James White Project

*[Handwritten signature]*

[illegible]

Sagehen Farms  
Ward/Hart/Perzoll  
Illegal Subdivision  
V-94-323-  
C-94-1399  
Ath Dist.



IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
Belmont Avenue, N/W of Tufton \* DEPUTY ZONING COMMISSIONER  
Avenue and Butler Roads (Sagamore Farms)  
4th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \* Case No. V94-323-SPH  
Richard D. & Mary C. Maffezzoli, and  
Patricia A. Ward - Owners

ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the Baltimore County Zoning Administration and Development Management (ZADM) office, Zoning Enforcement Division, seeking a determination as to whether there was an illegal subdivision of the subject property, split zoned R.C. 2 and R.C. 4; and,

WHEREAS, as a result of negotiations between the Office of Law and Counsel for the Petitioners, the matter has apparently been resolved; and,

WHEREAS, in a related Petition for Special Hearing in Case No. 96-169-SPH, the Petitioners were granted a lot line adjustment of 25.237 acres of the subject property for agricultural purposes, only, and thus, Counsel for both Baltimore County and the Petitioners have requested the matter in Case No. V94-323-SPH be dismissed as moot.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of February, 1996 that the Petition for Special Hearing seeking a determination as to whether there was an illegal subdivision of the subject property, split zoned R.C. 2 and R.C. 4, be and is hereby DISMISSED AS MOOT.

TMK:bjs

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

Lippincott with the Department of Environmental Protection and Resource Management (DEPRM), and Catherine Milton, a representative of the Department of Permits and Development Management (PDM). The Protestants were represented by Nancy West, Esquire, a representative of the Baltimore County Office of Law.

The Petition for Special Hearing filed in this case is the culmination of several issues relative to the subject property. This property was the subject of violation Case No. V94-323-SPH, wherein the then Baltimore County Zoning Administration and Development Management office requested a determination as to whether there was an illegal subdivision of the subject property. That matter was scheduled for a public hearing before me and as a result of negotiations between the Office of Law and Counsel for the Petitioners, the matter was subsequently resolved by virtue of certain deeds being recorded in the Land Records of Baltimore County. In preliminary discussions before me at the public hearing held on February 5, 1996, Ms. West and Mr. Anderson represented that all previous issues concerning this property have been resolved. Thus, a Motion to Dismiss the Petition for Special Hearing filed in Case No. V94-323-SPH was requested. Given the representations made by Counsel, the Petition for Special Hearing filed in Case No. V94-323-SPH shall be dismissed and I shall so Order.

As to the Petition for Special Hearing filed in the instant case, the Petitioners seek relief to approve a lot line adjustment of 25.237 acres, more or less, zoned R.C.2, and the incorporation of that parcel with a larger tract containing 160 acres for agricultural purposes, i.e., a horse breeding operation.

- 2 -

in Case 96-169-SPH

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
Belmont Avenue, N/W of Tufton \* DEPUTY ZONING COMMISSIONER  
Avenue and Butler Roads (Sagamore Farms)  
4th Election District \* OF BALTIMORE COUNTY  
Councilmanic District \* Case No. V94-323-SPH  
Richard D. & Mary C. Maffezzoli, and  
Patricia A. Ward - Owners

ORDER ON MOTION FOR RECONSIDERATION

WHEREAS, this matter came before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the Baltimore County Zoning Administration and Development Management (ZADM) office, Zoning Enforcement Division, for a determination as to whether there was an illegal subdivision of the subject property, split zoned R.C. 2 and R.C. 4; and,

WHEREAS, after numerous attempts to schedule this matter at a mutually convenient date and time, a hearing was scheduled on January 31, 1995, at which time, only representatives of Baltimore County appeared and testified; and,

WHEREAS, by letter dated February 7, 1995, Counsel for the Owners advised that a request for postponement of the January 31, 1995 hearing had been submitted in a timely manner, but was subsequently denied without sufficient notice to appear; and,

WHEREAS, Counsel for the Owners has requested that the case be reopened or continued to allow his clients an opportunity to present evidence and testimony to support their position in this matter; and,

WHEREAS, given the history of this case, the fact that this matter was recently reassigned to new Counsel for Baltimore County, and inasmuch as Counsel for the Petitioner does not object to a continued hearing on this matter,

ORDERED REOPENED FOR FILING  
Date 3/9/96  
By [Signature]

Order on Motion for Reconsideration  
Sagamore Farms, Case No. V94-323-SPH  
Page 2

IT IS ORDERED by this Deputy Zoning Commissioner for Baltimore County this 21st day of March, 1995, that the above-captioned matter shall be reopened and as such, the Motion for Reconsideration be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the continued hearing on this matter has been scheduled for Thursday, May 18, 1995 at 9:00 AM in Room 118 of the Old Courthouse in Towson, as was mutually agreed upon between both Counsel for the Owners and Counsel for the Petitioners, and all interested parties have been so notified.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Nancy West, Esquire, Assistant County Attorney  
Baltimore County Office of Law

Ms. Kate Milton, ZADM  
Mr. Wallace Lippincott, DEPRM  
People's Counsel

T. Rogers Harrison, Esquire, Attorney for the Owners  
Mudd, Harrison & Burch, 105 W. Chesapeake Avenue, Suite 300,  
Towson, Md. 21204

The Valleys Planning Council, Inc.  
P.O. Box 5402, 212 Washington Avenue, Towson, Md. 21285

Case File

- 2 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204  
February 28, 1996  
(410) 887-4386

James R. Andersen, Esquire  
105 W. Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
S/S Belmont Road, 2,050' W of Tufton Avenue  
(3501 Belmont Road)  
4th Election District - 3rd Councilmanic District  
Richard Maffezzoli, et ux, and Patricia Ward - Owners  
Case No. V94-323-SPH

Dear Mr. Andersen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been dismissed in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Dr. & Mrs. Richard D. Maffezzoli  
3501 Belmont Road, Glyndon, Md. 21136

Ms. Patricia A. Ward  
13860 Wellington Trace, #12, Wellington, Fla. 33414

Dr. John Bernstein, Executive Director, Valleys Planning Council  
P.O. Box 5402, Towson, Md. 21285-5402

Nancy West, Esquire, Baltimore County Office of Law  
Catherine Milton, Department of Permits & Development Management  
People's Counsel; Case File

Petition for Special Hearing  
Case #: V-94-323-SPH  
to the Zoning Commissioner of Baltimore County

for the property located at Sagamore Farms - See Attached  
which is presently zoned R.C.2/R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management, Baltimore County, hereby petitions for a Special Hearing under Sections 26.3 and 26.12(a) of the County Code and Section 800.8 of the Zoning Regulations of Baltimore County, for the Zoning Commissioner to conduct a hearing involving a violation or alleged violation or non-compliance with any zoning regulations or order issued by the Zoning Commissioner, Board of Appeals or Court, or for the proper interpretation thereof, more specifically:

Section number(s): 102.1; 1A01.3.B.1; 1A01.4; 1A03.4.B.1.b; 1A03.5; 1A00.4.b(3)BCZCPM;  
1A01.3.B.1BCZCPM; Title 26, Sec. 26-169BCC; Title 26, Sec. 26-173BCC  
Title 26, Sec. 26-180BCC

Creation of an illegal subdivision on R.C.2 (Resource Conservation - agriculture) and R.C.4 (Resource Conservation - watershed protection) zoned land.

I do solemnly affirm that the contents stated above are correct to the best of my knowledge, information and belief.  
Date 2/25/94 [Signature]

SUMMONS

ISSUED TO Richard D. and Mary C. Maffezzoli

ADDRESS 660 Kenilworth Drive

Towson, MD 21204

To appear and testify in the matter of an alleged zoning violation or for the purpose of a proper interpretation of the zoning regulations or order of the Zoning Commissioner, Board of Appeals or Court

Hearing Date: March 28, 1994 Time: 9:00 am Location: Room 118 Courthouse, Towson, MD 21204

Please be advised that your failure to appear at the date, time and location stated above could result in your attachment.

Belmont Avenue N/S, 3750' NW Tufton Avenue - Map 40, Parcel 158  
Belmont Avenue S/S, 1320' W of Tufton Avenue - Map 40 Parcel 17  
Tufton Avenue W/S, Corner of Worthington Avenue - Map 40, Parcel 21  
Belmont Avenue NE/S, 3000' S Butler Road - Map 40, Parcel 161  
Belmont Avenue N/S, 1900' NW Tufton Road - Map 40, Parcel 148

Petition for Special Hearing  
Case #: V-94-323-SPH  
to the Zoning Commissioner of Baltimore County

for the property located at Sagamore Farms - See Attached  
which is presently zoned R.C.2/R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management, Baltimore County, hereby petitions for a Special Hearing under Sections 26.3 and 26.12(a) of the County Code and Section 800.8 of the Zoning Regulations of Baltimore County, for the Zoning Commissioner to conduct a hearing involving a violation or alleged violation or non-compliance with any zoning regulations or order issued by the Zoning Commissioner, Board of Appeals or Court, or for the proper interpretation thereof, more specifically:

Section number(s): 102.1; 1A01.3.B.1; 1A01.4; 1A03.4.B.1.b; 1A03.5; 1A00.4.b(3)BCZCPM;  
1A01.3.B.1BCZCPM; Title 26, Sec. 26-169BCC; Title 26, Sec. 26-173BCC;  
Title 26, Sec. 26-180BCC

Creation of an illegal subdivision on R.C.2 (Resource Conservation - Agriculture) and R.C.4 (Resource Conservation - watershed protection) zoned land.

I do solemnly affirm that the contents stated above are correct to the best of my knowledge, information and belief.  
Date 2/25/94 [Signature]

SUMMONS

ISSUED TO Patricia A. Ward

ADDRESS 105 West Chesapeake Avenue

Towson, MD 21204

To appear and testify in the matter of an alleged zoning violation or for the purpose of a proper interpretation of the zoning regulations or order of the Zoning Commissioner, Board of Appeals or Court

Hearing Date: March 28, 1994 Time: 9:00 am Location: Room 118 Courthouse, Towson, MD 21204

Please be advised that your failure to appear at the date, time and location stated above could result in your attachment.



THE VALLEYS  
PLANNING COUNCIL, INC.

212 Washington Avenue  
P.O. Box 5402  
Towson, Maryland 21285-5402  
410-337-6877  
410-296-5409 (FAX)

October 19, 1993

Mr. Arnold Jablon  
Director  
ZADM  
111 W. Chesapeake Avenue  
Towson, MD 21204

Dear Mr. Jablon:

Following up on our meeting, I am enclosing copies of material documenting recent land transactions, recorded in the Land Records of Baltimore County, regarding a 181-acre parcel on the northeast side of Belmont Avenue, Glyndon, MD 21071.

It appears that the 181-acre was owned by James Ward as a single unit, which he subsequently divided into three parcels: 1) 50 acres sold to George Durrett; 2) 50 acres sold to Richard D. Maffezzoli who in turn sold this parcel also to George Durrett; and 3) 81 acres to Richard D. Maffezzoli.

The problem, as I see it, arises in the next land transaction of 1991 and 1992 whereby Mr. Maffezzoli subdivided the 81 acre parcel by selling Patricia A. Ward a 31-acre tract (retaining 50 acres himself), and Patricia A. Ward then subdivided the 31 acres into a 23-acre lot and an 8-acre lot.

It is my request that your office review the subdivision of this 181-acre parcel, zoned R02, to determine if the various subdivisions are legal.

I look forward to hearing from you at your earliest convenience.

Sincerely,

Margaret Worrall  
Executive Director

Original Received  
Not signed received  
TAX info (case may be voided/invalid)

RECEIVED  
OCT 19 1993  
ZADM



Central Maryland Farm Credit  
1928 York Road • P.O. Box 430  
Morton, Maryland 21111  
Telephone (410) 329-2170 • Fax (410) 329-2184

June 14, 1994

Via Telecopy 887-5708

Arnold Jablon  
Director of Zoning Administration and Development Management  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Sagamore Farms  
Case No. V-94-323-SPH

Dear Mr. Jablon:

I have spoken with Jim Thompson of your office and learned that there is a hearing scheduled for later this month regarding the above-referenced case.

Central Maryland Farm Credit, ACA has an interest in this case, as parcel numbers 158 and 148 are subject to our lien. These properties are 50 and 31 acres, respectively, both on the north side of Belmont Avenue. If you have any questions about which properties I am referring, do not hesitate to call me. Kindly mail me a photocopy of the summons and also add my name to the mailing matrix so that I may be kept abreast of the developments.

Thank you for your assistance.

Very truly yours,

Central Maryland Farm Credit, ACA

Mary H. Ferdinand  
Branch Manager, Baltimore County Office

3021 Black Rock Road  
Glyndon, MD 21071  
March 17, 1995

Mr. Timothy Kotroko  
Deputy Zoning Commissioner  
Old Courthouse  
400 Washington Avenue  
Towson, MD 21204

Re: Case No. V-94-323-SPH

Dear Mr. Kotroko:

On behalf of myself and several neighbors of Sagamore Farm, we were most distressed to read the attached article in the Valley Voice, March 1995 issue.

As you know, I was present and testified at the Sagamore hearing. You determined at that time that T. Rogers Harrison as legal representative of Patricia Ward and Richard and Mary Maffezzoli had ample notification of the hearing date and had elected not to appear. Therefore, you went on with the case as scheduled and promised elected to us and the County Attorney, Michael McMahon, a timely order.

As was the testimony at the time of the hearing, more than 2 years has elapsed since the concern of an illegal subdivision was brought to the attention of Arnold Jablon by The Valleys Planning Council. Mr. Rogers has been involved in numerous meetings on the subject and is well aware of the situation just as he was aware of the scheduling of the hearing. If indeed his clients are not satisfied with your ruling, they have more than adequate measures by which to make an appeal.

I believe most strongly that this case has maligned as far as it should, and I urge you to make whatever decision you feel is appropriate without reopening the case unnecessarily.

Thank you for your attention to this matter.

Sincerely,

Margaret Worrall

cc: C.A. Dutch Ruppereberger  
T. Bryan McIntire  
John Bernstein  
Nancy C. West

# Sagamore Farms Owner Seeks Chance to be Heard

March 1995

Compiled by Nancy Jones and  
Michael Ruby

A little more than a month ago, Deputy Zoning Commissioner Timothy Kotroko declared illegal an attempt to subdivide a section of Sagamore Farms in Worthington Valley.

Kotroko made the ruling after taking the unusual step of holding the hearing on the zoning violation without property owner Patricia Ward, wife of developer James J. Ward III, or her legal representative in attendance.

The zoning official, however, did not issue a written order because attorney T. Rogers Harrison, who represents the Wards, soon afterwards asked Kotroko to reconsider his ruling in light of efforts to amicably work out the situation with county legal authorities.

Now Kotroko says he will give the Wards an opportunity to present their side of the squabble at an as yet unscheduled hearing.

"We're still trying to work out a date suitable to all the parties," said Kotroko, explaining the reconsideration hearing. "Mr. Harrison said his clients want a chance to be heard."

have no problem with giving them their day in court."

Kotroko said he had gone ahead with the Jan. 31 hearing despite the lack of appearance by Harrison because sufficient notice had been given and the county has been trying for more than a year to resolve the illegal subdivision.

**"The idea is to get them back into compliance."**

—Timothy Kotroko

Harrison knew about the hearing and for one reason or another didn't show," said Kotroko. "He's now saying it was just a misunderstanding."

Efforts to contact Harrison were unsuccessful.

After listening to testimony from county planning and zoning, suffers familiar with the Sagamore Farm subdivision, Kotroko made a ruling from the bench that five separate parcels

had been illegally subdivided on a 181-acre portion though three home-ty's zoning allowed only three home lots.

Neighbors are worried about preserving the historic Sagamore Farms in Worthington Valley which is noted for its distinctive long-running white fences. The farm reached its zenith when Alfred Vanderbilt owned the 575-acre property from 1933 to 1987. Native Dancer, winner of the Preakness and Belmont Stakes in 1953 was boarded there until he died in 1967.

Kotroko said he will give the Wards "a little more time" to resolve the violation before finalizing an order. "After all, the idea is to get them back into compliance," he said.

the Valley Voice

MUDD, HARRISON & BURCH  
ATTORNEYS AT LAW

105 WEST CHESAPEAKE AVENUE  
300 JEFFERSON BUILDING  
TOWSON, MARYLAND 21204  
(410) 828-1335  
FAX (410) 828-1042

ANDREW JANQUITTO  
JAMES R. ANDERSEN  
OF COUNSEL  
WILLIAM T. RUSSELL, JR.

March 15, 1994

Mr. Lawrence Schmidt  
Zoning Commissioner  
Baltimore County, Maryland  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. V-94-323-SPH  
Richard D. and Mary C. Maffezzoli

Dear Mr. Schmidt:

I have just been asked by the above property owners to represent their interests in regard to the special hearing which I understand has been set for March 28, 1994. Unfortunately, my presence is required elsewhere in connection with a trial of the case of Collins et al. v. Calgon Corporation et al. Therefore, I am requesting that this matter be postponed and rescheduled to a date convenient to all parties.

Because I will be out of the country from March 12 until March 21, 1994, I would greatly appreciate your advising my office if there is any problem with this request for postponement.

Thank you in advance for your cooperation.

Very truly yours,

T. Rogers Harrison

TFH/lfc

RECEIVED  
MAR 17 1994  
ZADM

MUDD, HARRISON & BURCH  
ATTORNEYS AT LAW

105 WEST CHESAPEAKE AVENUE  
300 JEFFERSON BUILDING  
TOWSON, MARYLAND 21204  
(410) 828-1335  
FAX (410) 828-1042

ANDREW JANQUITTO  
JAMES R. ANDERSEN  
OF COUNSEL  
WILLIAM T. RUSSELL, JR.

June 16, 1994

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Baltimore County, Maryland  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. V-94-323-SPH  
My Clients: Richard D. and Mary C. Maffezzoli

Dear Mr. Schmidt:

As I am sure your records reflect, the above matter was initially set for a hearing on March 28, 1994, and postponed in response to my written request of March 15, 1994, as I had only just then been retained by the Maffezzolis to represent their interests in this matter. Additionally, it was my understanding that a companion petition and summons have been issued to Mr. and Mrs. James Ward, and because service of process had never been effectuated, the continuance was in order so that all matters involving all parties could be heard at one time.

In the process of attempting to assemble information regarding the case, I had occasion to review Baltimore County's files and noticed, among a lot of other things, that the matter had been tentatively scheduled for a new hearing on June 30, 1994, apparently conditional upon appropriate notification and service on the Wards. In inquiring in my own office, I was able to ascertain that someone did in fact call me in March or April to inquire whether or not the June 30, 1994, date was open on my calendar, and they apparently were told that it was. Unfortunately, I have for a long period of time had prearranged and paid for a vacation to Vail, Colorado, on June 25 not to return until July 4, 1994. Therefore, my attendance at a zoning hearing on June 30, 1994, if in fact that is the date for this proceeding, is impossible. Therefore, I am compelled to request that the matter again be continued and frankly think this request is in order independent of my personal conflict, in light of the fact that as of yet there has been no notice

RECEIVED  
JUN 17 1994  
ZADM

MUDD, HARRISON & BURCH  
ATTORNEYS AT LAW

105 WEST CHESAPEAKE AVENUE  
300 JEFFERSON BUILDING  
TOWSON, MARYLAND 21204  
(410) 828-1335  
FAX (410) 828-1042

ANDREW JANQUITTO  
JAMES R. ANDERSEN  
OF COUNSEL  
WILLIAM T. RUSSELL, JR.

August 30, 1994

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Baltimore County, Maryland  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. V-94-323-SPH  
My Clients: Richard D. and Mary C. Maffezzoli

Dear Mr. Schmidt:

I received a telephone call recently from Norman Gerber who told me that as a result of a telephone conversation he had with Mike McMahon, he was informed that the above matter had been set in for a hearing on September 6, 1994. Unfortunately, neither I nor my clients nor anyone in my office ever received any notification that the hearing had been rescheduled to the September 6 date, if in fact it has. Although I certainly will be available, as I will be trying another zoning case before you on that date, the date is not convenient with my clients, the Maffezzolis. Therefore, we are asking that to the extent the hearing date has been scheduled for September 6, 1994, on a formal rather than tentative basis, that it be continued.

Additionally, I am delighted to inform you that I have recently met with Mr. and Mrs. James Ward, and they have retained me to represent their interests in the above matter. Therefore, consistent with an understanding that I achieved with Mr. McMahon relative to this issue, I am requesting by copy of this letter that service of process be effectuated on me on behalf of the Wards.

It is my intention to attempt to meet with various County officials, and if we are unable to resolve this matter, I will ask that the hearing be rescheduled as a result of a conference call so that no further postponements are necessary.

RECEIVED  
AUG 30 1994  
ZONING COMMISSIONER

MUDD, HARRISON & BURCH  
ATTORNEYS AT LAW

105 WEST CHESAPEAKE AVENUE  
300 JEFFERSON BUILDING  
TOWSON, MARYLAND 21204  
(410) 828-1335  
FAX (410) 828-1042

ANDREW JANQUITTO  
JAMES R. ANDERSEN  
ELIZABETH A. CRABTREE  
OF COUNSEL  
WILLIAM T. RUSSELL, JR.

January 30, 1995

Mr. James H. Thompson  
Zoning Supervisor  
Baltimore County, Maryland  
Office of Zoning & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farm  
4th Election District

Dear Mr. Thompson:

You people amaze me at times. During my last conversation with Mike McMahon I explained that I had recently spoken with Wally Lippincott and that I was merely awaiting the receipt of a plat to complete the preparation of the documents necessary to implement the settlement agreement that had been achieved with Baltimore County and participated in by the Valley Planning Council. He understood, and voiced no objection. When I subsequently received the notice of this hearing, I immediately wrote requesting a postponement because I had a conflict at that time in that the case of Quarngesser v. Sachse was set in for trial on a right-of-way basis beginning on January 30, 1995. I not only mailed that request for a postponement but also sent it via facsimile to most, if not all, of the parties copied on the notice setting the hearing in.

The Quarngesser case was postponed on Monday, January 23, 1995, because Plaintiff just recently named a new expert witness. Since Mr. McMahon has the time to personally check on my trial calendar but not give me the courtesy of a personal telephone call when doing so, you should suggest to him to call Kathy Rushton in the Assignment Office for Baltimore County, and she will confirm this fact. My assumption was that this zoning matter had already been postponed and that pursuant to the correspondence, and most recently telephone conversation



Jim

9/26  
1:30

Pat Collins - 335-0840 Super 894-0017  
Eastern Process Server  
for Patricia Ward

1:00 PM 9/23 Looked about the home & barn  
area for 1 hr.  
No one answered the door, no cars.  
Home open & dogs there.

3:00 PM 9/24 Home open, dogs there  
no cars

11 PM 9/25 Again home open, lights on,  
dogs barking. No cars.

8/2 x 11 Note on kitchen door  
UPS - Please forward all  
packages as of 9/23/94 to  
13860 Wellington Trace, Unit #12  
FL.

M. Collins has the note

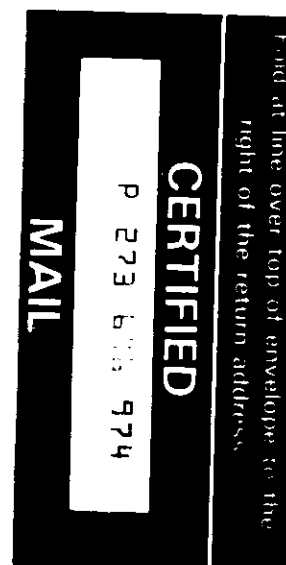
He will continue to try to serve.

Arnold  
Miguel  
Ward  
337-6277  
VEEL  
PRIVATE  
SERVICE  
Kimer Sherry  
Pat Collins  
Kimer Sherry  
335-0840  
294-0017  
pages

James J. Ward III  
337 8754-290, 81479 anst  
2/1/91 4/10/91  
Richard J. Taffezzi  
Mary C. (H) T/E  
337 8811-823 31479 anst  
4/26/91 4/1/91  
Richard J. Taffezzi J/T  
Mary C. - C/P  
337 8754-16 31479 anst  
4/27/91 4/27/91  
Patricia A. Ward  
337 8754-307 31479 anst  
2/1/91 4/1/91  
William A. Burch  
Richard J. Taffezzi  
Central Maryland  
Baltimore, MD  
337 8754-307 31479 anst  
2/1/91 4/1/91  
William A. Burch  
Theresa Ford  
James J. Ward III  
504 West  
337 8754-307 31479 anst  
2/1/91 4/1/91  
Richard J. Taffezzi  
Mary C. (H) T/E  
337 8754-307 31479 anst  
2/1/91 4/1/91  
James Paul Tolman  
James G. Tarkiff  
Theresa Ford  
Sequia National Bank, MD

Patricia  
22-0007655 Richard J. Taffezzi  
Baltimore Ave N/S, 775/611  
3750 NW Towson Ave 50 acres  
Towson, MD 21204  
Patricia A. Ward  
70 Post 10510  
Path 12 2-1285  
22-00012773  
L. Mount Ave S/S  
1320 ft W. of Towson Ave  
Towson Ave w/s loc. 22-00012774  
Baltimore Ave N/S, 1200' NW  
Towson Rd

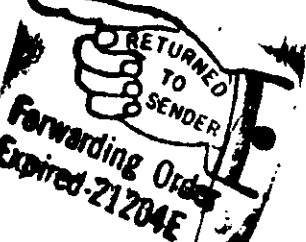
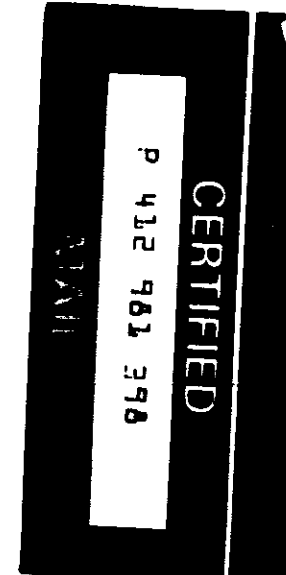
AJ  
2338 YORK RD  
TIMONIUM MD 21093



PATRICIA A. WARD  
13860 WELLINGTON TRACE #12  
WELLINGTON FL 33414

Return  
1st Notice 9/12  
2nd Notice  
Return 4/27

AJ  
2338 YORK RD  
TIMONIUM MD 21093

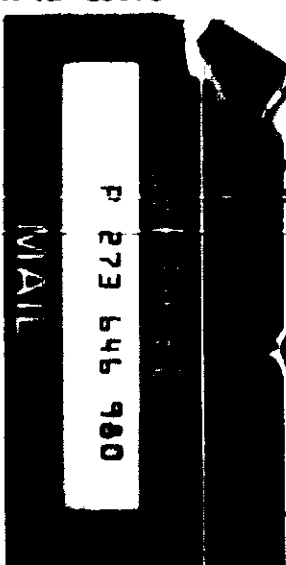


MS PATRICIA A. WARD  
105 W. CHESAPEAKE AVE  
TOWSON MD 21204

2nd  
Return

RETURN RECEIPT REQUESTED

AJ  
2338 YORK RD  
TIMONIUM MD 21093



Patricia A. Ward  
P.O. Box 2510  
Baltimore, MD 21285

RETURN RECEIPT REQUESTED

MUDD, HARRISON & BURCH  
ATTORNEYS AT LAW  
405 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
FACSIMILE TRANSMISSION SHEET  
DATE: 9/16/94  
SENDING NUMBER: (410) 828-1042  
RECEIVING NUMBER: 335-0840  
PLEASE DELIVER THE FOLLOWING PAGES TO:  
James J. Ward III  
SENDER: T. Rogers Harrison, Esq.  
We are transmitting 2 pages (including this cover sheet).

Attorney-Client Privileged: Yes No  
Confidential: Yes No

This message and accompanying pages (if any) are intended only for the use of the individual to whom or entity to which this is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the U. S. Postal Service. Thank you.

FACSIMILE TRANSMISSION SHEET

DATE: 9/16/94  
SENDING NUMBER: (410) 828-1042  
RECEIVING NUMBER: 335-0840  
PLEASE DELIVER THE FOLLOWING PAGES TO:  
James J. Ward III  
SENDER: T. Rogers Harrison, Esq.  
We are transmitting 2 pages (including this cover sheet).

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January 16, 1995

Wally H. Thompson  
Supervisor  
Zoning Commission  
Office of Zoning & Development Management  
105 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. V-94-323-GPH  
Sagamore Farm  
4th Election District

I was somewhat surprised at your letter of January 6, 1995, in that I was of the belief that we had resolved all disputes with Baltimore County in a mutually satisfactory manner. In order to make application for agricultural exemption and process MATP request, I had requested the preparation of a plat (at the suggestion of Wally Lippincott) which I will receive any day now. At any rate, I will be sending out documentation within the next week or 10 days. Therefore, there is no need for a hearing at this time. Moreover, I will be in the Circuit Court for Baltimore County trying the case of Quarnstrom v. Sachse that day and would be unavailable.

Again, with a little more patience, the documents will be complete, and I believe this entire matter resolved. Please confirm the hearing has been canceled.

Very truly yours,

T. Rogers Harrison

TRH/lfc



to the Zoning Code  
for the property located

**Case #:** V-94-323-SPH

This Petition shall be filed with the Office of Zoning Administration Ballwiners County hereby petitions for a Special Hearing under Section County, for the Zoning Commissioner to conduct a hearing involving a Commissioner, Board of Appeals or Court, or for the proper interpretal

Section number(s): 102.1; 1A01.3.  
1A00.4.b(3) BCZCPM; 1A01  
Nature of violation(s): Title 26, Sec

I do solemnly affirm that the contents stated above are correct to the best of my knowledge, information and belief.

E. 12-94 g. H. T. Jr.  
 Director of Young Administration, Inc.

# SUMMONS

ISSUED TO Patricia A. Ward  
Sagamore farms  
ADDRESS N/E Side of Belmont Avenue  
Glyndon, Maryland 21071

To appear and testify in the matter of an alleged zoning violation or for the purpose of a proper interpretation of the zoning regulations or order of the Zoning Commission,  
Board of Appeals or Court Room 118 Courthouse

Hearing Date: Sept. 6, 1994 Time: 11:00 am / pm Location: Tolson, Maryland 21204  
Lawrence E. Schmidt  
Inventor

Please be advised that your failure to appear at the date, time and location stated above could result in your attachment

OFFICE USE ONLY

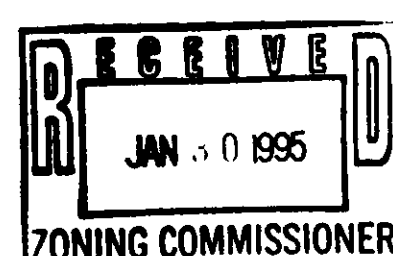
RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
Shoreline Farms, Belmont Avenue, 3750' NW	*	
Tufton Avenue, Map 40, Parcel 158;	*	ZONING COMMISSIONER
Belmont Avenue, 1320' W of Tufton Avenue,	*	
Map 40, Parcel 17; Tufton Avenue, W/S of	*	CITY OF BALTIMORE COUNTY
Corner of Worthington Avenue, Map 40,	*	
Parcel 21; Belmont Avenue, NE/S 3000' S	*	CASE NO. V-94-323-SPH
Butler Road, Map 40, Parcel 161	*	
RICHARD D. AND MARY C. MAFFEZZOLI,	*	
PATRICIA A. WARD, Property Owners	*	
Baltimore County Zoning Admin. and	*	
Development Mgmt. Enforcement Division	*	
Petitioner	*	

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188



```

AS1001
DATE 02/25/94          STANDARD ASSESSMENT INQUIRY (1)
TIME 08:35:29
PROPERTY NO. DIST      GROUP CLASS OCC. HISTORIC DEL. FM DATE
21 0000000000 04      1-3 03-00 N NU          DEC 02/02/93
UNOFFICIAL RECORD A#
DISC-1...
DESC-2, 1990 NW TUFTON RD
PRMISE# 000000 BELMONT RD NS
105 N CHESTER AVE AV BELMONT 00000-0000
TOWNSHIP MD 21204-0000 FORMER OWNER: UNOFFICIAL RECORD B#
FLY PHASED IN
PRIOR CURR PRIOR
LAND: 1,800 2,770 1,400 1,220
TOTAL 1,800 2,770 1,380 1,220
TOTAL 1,800 2,770 1,380 1,220
PRIOR CURR 0 0
DATE 00/00 12/91 0 0
--- TAXABLE BASIS --- FM DATE
94/29 ASSESS: 1,380 08/25/93
93/94 ASSESS: 1,220 08/25/93
92/93 ASSESS: 1,860 00/00/00
ENTER INQUIRY2 FOR CREDIT

```

[illegible]

Per Note - Mike McMahon  
told Wally we did  
"Ward" -  
other means.

```

DATE: 02/25/94
TIME: 09:53:26
STANDARD ASSESSMENT INQUIRY (1)
PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL FM DATE
22 00 067655 41 1-3 0000 00C N NO 02/02/94
MAFFEZZOLLI RICHARD D DESC-1.. 1PF550 AC NSR BELMONT R
MAFFEZZOLLI MARY C DESC-2.. 3750 NW TUFTON AV
660 KENILWORTH DR PREMISE: 00000 BELMONT RD NS
00009-0000
TOWNSON MD 21204-0000 FORMER OWNER: MAFFEZZOLLI RICHARD D
----- PHASED IN -----
CURR CURR PRIOR
LAND: 180.540 196.540 CURR ASSESS ASSESS
IMPV: 314.130 365.740 TOTAL.. 562.280 225.560 216.550
TOTAL: 494.670 562.280 PREF.. 6.540 3.270 3.270
FACV: 5.540 6.540 CURT... 0 0 0
PREF: 0 0 EX.MF1.. 0 0 0
DATE: 00/00 12/91
----- TAXABLE BASIS ----- FM DATE
94/93 ASSESS: 225.560 02/25/93
93/94 ASSESS: 216.550 02/25/93
92/93 ASSESS: 207.530 00/00/00
ENTER-INQUIRY2 PA1-PRINT PT4-MENU PF5-QUIT

```

[illegible][illegible][illegible][illegible]

ENTER-INQUIRY? FBI-PICRIT FBI-BRU FBI-GUIT

WUPED, PATA, GA  
3801 Pelmont Ave  
Sylvania, Ohio  
Clyde L. Hest 2-1071

15860 Wellington Dr  
McMinnon, Ga  
33476

ATTEMPTS

DATE	TIME	RESULTS
8/13/64	1200	NO - Ques
		People. Throat
		Bangs - NO INFO

JOHN Tullamore, Mgr.  
EXP. 9/1/64

rec'd 8/13

Soundex Street	Name	City	Hgt	Wgt	Race	Sex	DoB
			County	State		Zip	
W630367441639	JAMES JOSEPH WARD	3RD	5-05	120	2	M	081562
423 UNDERWOOD LANE		BEL AIR		HA	MD		21014
W630367441724	JAMES JOSEPH WARD	3RD	5-10	165	2	M	091846
3501 BELMONT AVE APT 411		GLYNDON		BA	MD		21071
W630367441782	JAMES JOSEPH WARD		6-00	200	2	M	101119
813 DROHORE PL		BALTIMORE			MD		21210
W630367441891	JAMES JOSEPH WARD		6-00	152	2	M	112108
139 N POTOMAC ST		BALTIMORE			MD		21224
W630367441937	JAMES JOSEPH WARD	3RD	5-07	137	2	M	120946
1000 W 10TH ST		SHERWOOD		T	MD		21665

\*\*\*\*\*  
 >>> INTERROGATION COMPLETE; JAMES J WARD <<<  
 >EX >ST >DEL

II Can we get  
Constructive Service.  
① Necessary party -  
by V. R. & of Posting?  
② Can we proceed w/o  
H.R.?

Mike H. Mann  
x4420

3-30-93

HR/ENE

Call the office of  
To Regius Harrison at 828-1335  
to see if their calendar is  
open for either May 18<sup>th</sup>, 20<sup>th</sup>,  
24<sup>th</sup> or 26<sup>th</sup>.

WE wish to see  
Public Hearing  
Held

Try to Find a  
time for sleep  
F.  $\frac{1}{2}$  hour  
A. Followed that  $\frac{1}{2}$  hour  
has since  
a sleep one &  
will take up a  
few hours. 10

3/31 Laura ~~2~~ / Call Monday  
Tom's away

What about June ~~28~~ 9th, 28.  
29th, 30th

4/4 Laura not in  
will ret case

---

4/5 Gwen will  
check & get back  
6/30 OK

Tom Harnen  
Myself  
7.15.74

✓ STATED HE WAS SENT WARD  
A LETTER TO ALLOW HIM TO  
REJOIN THEM

✓ this letter was sent last week & ward's have yet to reply from Florida

1. Howard added they will  
be in England this coming  
week & he will do  
everything he can to  
helpfully move this matter

- ✓ Ended conversation by adding
- I will contact him next week

*[Handwritten signature]*

WARD, PATRICK  
Hard pub → 3301 Richmond Ave  
SAYANARA CHAM,  
1645 15th St NW 210 TT  
1980 Overington Ave  
Washington DC 20044  
10/3  
11/2  
ATTENTS

DATE	TIME	RESULTS
FES 11/2	NA	OKS
people	OK	THREAT
BOATS	NO INFO	
9/5	12:00 PM	NO INFO TO WFS TO
FWD	ALL	MESSAGE TO
9/24	3PM	NK
9/26		REPORT TO GFM
		NO RESULTS

30th Anniversary, page 1  
EXP: 9/1/24  
Date: 8/7/3  
PLANTIFF: Beto & Evelyn Comas Wilson  
ATTORNEY: J  
CLIENT: JIM THOMPSON 887-3351  
111 W. CHS St 113  
TYPE OF CASE: PETITIONER JUANITA FERNANDEZ  
30  
Reopening  
BILLED:

Next Feb



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt  
Zoning Commissioner  
DATE: March 23, 1994  
FROM: James H. Thompson  
Zoning Supervisor

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

On March 18, 1994, Assistant County Attorney, Michael J. McMahon, informed this office that the above referenced case, scheduled for March 28, 1994, should be postponed to a later date.

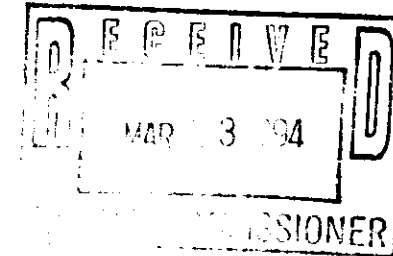
Baltimore County has not been able to obtain service on Patricia A. Ward, as of this writing.

Our office will go to the extent to notify the other parties in this matter Richard D. and Mary C. Maffezzoli of this action.

JHT:ehh

c: Michael J. McMahon, Esquire  
Assistant County Attorney

Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Michael J. McMahon  
Assistant County Attorney  
DATE: April 7, 1994

FROM: James H. Thompson  
Zoning Enforcement Supervisor

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Presently, this office has been able to establish a public hearing date for June 30, 1994 at 9:00 a.m. in Room 118, of the Courthouse.

Deputy Zoning Commissioner Timothy M. Kotroco will be the hearing officer at this time.

T. Rogers Harrison has entered his appearance on behalf of Richard D. and Mary C. Maffezzoli.

In speaking with Director Arnold Jablon, we suggested that in addition to Wally Lippincott and Kate Milton providing testimony for Baltimore County, that someone such as Joseph Maranto, Project Manager, be included in this case to provide testimony relative to subdivisions.

JHT/hek

c: Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Michael J. McMahon  
Assistant County Attorney  
DATE: June 30, 1994

FROM: James H. Thompson  
Zoning Enforcement Supervisor

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Having consulted with Director Arnold Jablon, it is the contention of this department, that perhaps the best method to utilize in establishing a definitive hearing date is at a planned conference call meeting. At such time, our office would have a listing of all available hearing dates in the upcoming months. T. Rogers Harrison, in his letter of June 16, 1994, states that he has found James J. and Patricia A. Ward to be cooperative individuals. I propose that you review your schedule and coordinate with Mr. Harrison, a time and place for this conference. Once this is established, our office will notify Wally Lippincott, Kate Milton, Wilma J. Zimmerman and Margaret Worrall of the Valleys Planning Council, Incorporated.

With the issues discussed in an open forum and an established hearing date set, formal notice will then be sent to Patricia A. Ward and we can move forward with this case. If you disagree with this proposal, please let me know immediately.

JHT/hek

c: Margaret Worrall  
Lawrence E. Schmidt  
Wally S. Lippincott, Jr.  
Catherine A. Milton  
Wilma J. Zimmerman

BALTIMORE COUNTY, MARYLAND  
Interoffice Correspondence

TO: James H. Thompson  
Zoning Enforcement Supervisor  
DATE: July 5, 1994  
FROM: Office of Law  
SUBJECT: Sagamore Farms  
Case No. V-94-323-SPH

Because of long-standing litigation plans, I will be unavailable on August 17, 1994.

Kindly move the hearing on this case to a date in September, 1994.

Your cooperation is appreciated.

*Michael J. McMahon*  
MICHAEL J. MCMAHON  
Assistant County Attorney

MM:sm

cc: Lawrence E. Schmidt

RECEIVED  
JUL 6 1994  
ZADM

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Michael J. McMahon  
Assistant County Attorney  
DATE: July 21, 1994

FROM: James H. Thompson  
Zoning Enforcement Supervisor

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

On July 6, 1994, Director Arnold Jablon had the opportunity to speak with T. Rogers Harrison relative to his firm representing Patricia A. Ward. Their conversation ended with Mr. Harrison adding he would reply back to Arnold within a week. Ultimately, on July 15, 1994, I spoke with Mr. Harrison because he had yet to contact Arnold. Since this department has still not heard from Mr. Harrison, who had gone to the extent to write to Patricia A. Ward requesting permission to represent her, the enforcement section will proceed with private process service. However, per Owen Stevens, no hearing dates can be currently established for September 1994. After, August 1, 1994, she will have the upcoming September schedule for both Larry Schmidt and Tim Kotroco. Thus, the week of August 1, 1994, I will again prepare the Special Hearing Petition in the hopes of obtaining service on Patricia A. Ward.

JHT/hek

c: Margaret Worrall

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Michael J. McMahon  
Assistant County Attorney  
DATE: August 24, 1994

FROM: James H. Thompson  
Zoning Enforcement Supervisor

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Please be advised that the referenced case has been rescheduled for September 6, 1994 at 11:00 a.m.

It is essential that you contact Wallace S. Lippincott, Jr., Catherine A. Milton and Wilma J. Zimmerman as to what testimony they may submit at the upcoming hearing.

JHT/hek

c: Wallace S. Lippincott  
Environmental Protection  
Wilma J. Zimmerman, Assistant Chief  
Real Estate Division  
Catherine A. Milton  
Development Control (ZADM)  
Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.  
Mary M. DiFerdinando, Branch Manager  
Central Maryland Farm Credit  
Kathy Earnshaw

FA  
323-2181

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Catherine Milton  
ZADM, M.S. 1105  
DATE: August 24, 1994

FROM: Michael McMahon, Ext. 4420  
Assistant County Attorney  
Office of Law

SUBJECT: Sagamore Farms

This is to advise that a hearing is currently set before the Zoning Commissioner for September 6, 1994 with respect to an allegedly illegal subdivision of the 81 acre ± parcel (RC-2) owned by Patricia Ward, et al (Sagamore Farms).

Please be prepared to attend and testify as to the County's position with respect to this matter.

MM:miak

cc: Margaret Worrall, The Valleys Planning Council, Inc.  
Jim Thompson, ZADM  
Wilma Zimmerman, Real Estate Division  
Wally Lippincott, DEPRM

RECEIVED  
AUG 25 1994  
ZADM

BALTIMORE COUNTY, MARYLAND  
Interoffice Correspondence

TO: James H. Thompson  
Zoning Enforcement Section  
DATE: December 6, 1994  
FROM: Office of Law  
SUBJECT: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

As per my conversation with you on November 29, 1994, please cause process to issue with respect to the Wards and see the same served on Tom Harrison as their attorney receiving process on their behalf.

The hearing is before the Zoning Commissioner, to be set sometime in the first quarter of 1995.

Thanks.

*Michael J. McMahon*  
MICHAEL J. MCMAHON  
Assistant County Attorney

MM:sm  
cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Margaret Worrall

RECEIVED  
DEC 7 1994  
ZADM

To: Margaret Worrall  
Fax #: 296-5403  
From: Jim Lippincott

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

January 6, 1995

T. Rogers Harrison, Esquire  
Mudd, Harrison and Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Mr. Harrison:

In response to Assistant County Attorney Michael McMahon's correspondence to you of November 29, 1994, the referenced case has been re-scheduled for January 31, 1995 at 2:00 p.m. in Room 118 of the Old Court House.

Since you already have possession of the Petition For Special Hearing and Summons as it relates to Patricia A. Ward, Richard D. and Mary C. Maffezzoli, those documents are not enclosed with this letter.

If additional questions remain, please contact this office at 887-3351.

Sincerely,

JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

c: Margaret Worrell  
The Valleys Planning Council, Inc.  
Mary M. DiFerdinando  
Central Maryland Farm Credit  
Michael McMahon  
Assistant County Attorney  
Wilma J. Zimmerman, Assistant Chief  
Real Estate Division  
Wallace S. Lippincott  
Environmental Protection  
Catherine A. Milton  
Development Control (ZADM)  
Kathy Earnshaw

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

January 25, 1995

T. Rogers Harrison, Esquire  
Mudd, Harrison and Burch  
105 West Chesapeake Avenue, Suite 300  
300 Jefferson Building  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Mr. Harrison:

In reply to your letter of January 16, 1995 requesting that the referenced matter not be scheduled for a public hearing on January 31, 1995, Assistant County Attorney Michael J. McMahon, personally checked with the Circuit Court of Maryland, Baltimore County relative to the status of Quargesser v. Sachse. Mr. McMahon was informed by the courts that this case had been postponed and no established trial date has been rescheduled. Therefore, the January 31, 1995 trial date concerning the subject property still stands.

Sincerely,

JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

c: Margaret Worrell  
The Valleys Planning Council, Inc.  
Mary M. DiFerdinando  
Central Maryland Farm Credit  
Michael McMahon  
Assistant County Attorney  
Wilma J. Zimmerman, Assistant Chief  
Real Estate Division  
Wallace S. Lippincott  
Environmental Protection  
Catherine A. Milton  
Development Control (ZADM)  
Kathy Earnshaw

Baltimore County Government  
Office of Law

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

March 8, 1995

Timothy M. Kotroco, Esquire  
Deputy Zoning Commissioner  
Courthouse, First Floor  
400 Washington Avenue  
Towson, Maryland 21204

Re: Sagamore Farms  
Case No. V-94-323-SPH

Dear Mr. Kotroco:

Since the recent departure of my colleague, Michael McMahon, I have assumed responsibility for the above-captioned matter.

It is my understanding that T. Rogers Harrison, on behalf of his clients, has asked that you consider reopening the special hearing for the purpose of allowing his clients the opportunity to present evidence and testimony in their behalf. Although I believe the record demonstrates that Mr. Harrison was afforded proper notice of the scheduled hearing, given the history of the case and its recent reassignment to me, I will defer to your discretion regarding any future proceedings.

Sincerely yours,

Nancy C. West  
Assistant County Attorney

sm

cc: T. Rogers Harrison, Esquire

Baltimore County Government  
Office of Law

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

September 13, 1995

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue  
Suite 300, Jefferson Building  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
(Sagamore Farms) ✓-94-323-SPH

Dear Tom:

This letter will confirm my conversation of last Friday morning with your associate, Jim Anderson, in which I advised him that Dennis Maloney of our Real Estate Division has reviewed the most recent deeds which you sent to me and found them to be acceptable for recombining the parcels.

Please let me know when the Land Records Office accepts the deeds for recordation and send me copies of the deeds and the receipt with the deed references. As I understand it, Land Records is still about a month behind. I will then advise the Zoning Commissioner's Office that this matter has finally been concluded.

Thank you.

Sincerely yours,

Nancy C. West  
Assistant County Attorney

NKW/jd

cc: Timothy M. Kotroco, Deputy Zoning Commissioner  
John Bernstein, Executive Director  
Valleys Planning Council  
Kate Milton, Department of Permits  
and Development Management  
Wallace S. Lippincott, Jr., Department  
of Environmental Protection and  
Resource Management

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 22, 1993

Ms. Patricia Ward  
P.O. Box 10510  
Towson, MD 21285-0510

Re: Sagamore Farms  
4th Election District

Dear Ms. Ward:

This office was contacted by a citizen group to look into their concerns regarding the apparent subdivision of your property known as "Sagamore Farm". After a review of the concerns and a meeting with a Baltimore County Attorney, it is required that you contact this office.

The concerns which were raised regard the creation of two new parcels on the north side of Belmont Road. These are indicated on TAX Map 40 as parcel 161 and parcel 148. Our records do not show any subdivision approval for the creation of these two lots. Furthermore, there have been adjustments to lot lines on the south side of Belmont Road which have not been reviewed or approved by Baltimore County.

This office also contacted Wally Lippincott, Jr. representing the Baltimore County Agricultural Preservation Program. He added his concerns that subdivision of an assessed property must be reviewed by both state and county agencies.

In light of the above and pursuant to Section 500.7 of the Baltimore County Zoning Regulations, you are required to contact this office within 30 days to file for special hearing before the Zoning Commission. Should you have any questions concerning this matter, I may be reached at 887-3391.

Sincerely,

CATHERINE A. MILTON  
Planner I

CAM/jaw

c: Mike McMahon  
Arnold Jablon  
Wally Lippincott, Jr.  
Richard Maffezzoli

Baltimore County Government  
Office of Law

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

September 7, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

By Deed recorded at 7359/370, Alfred Gwynne Vanderbilt conveyed certain property comprising a portion of Sagamore Farms to James J. Ward, III. That deed, as shown on the attached sketch plat, describes the conveyance of parcels 01, 02, and 03. All parcels as delineated in various colors on that plat were "lots of record" as defined by BCZR Section 101 on the effective date of Bill 178-79, viz., November 25, 1979. Moreover, these lots are within the reach of the statutory exemption of Bill 199-90 which would otherwise have required the consolidation of all "lots" comprising parcel No. 01 for purposes of calculating subdivision lot densities. The zoning by acreage and the complementary densities on parcel No. 01 are as follows:

PARCEL NO. 01

	Acres		
	Total	RC-2	RC-4
S. Belmont	158.5	101	57.5
N. Belmont	162.5	152	30.5

(Source - Petition for Special Hearing 89-52 SPH)

	Density	
	Acres	Density
RC-2	253	5
RC-4	88	17
Total	341	22

Sharon

This needs  
to be filed  
in the enforcement  
file  
Thanks

T. Rogers Harrison, Esquire  
September 7, 1994  
Page -2-

Attention is respectfully drawn to Parcel No. 01 as indicated on the plat. By deed, recorded at 8175/91 (May 5, 1989), James J. Ward, III, "Ward," subdivided parcel No. 01 as reflected by a conveyance to George M. Durrett, et ux., of an undivided one-half interest as tenants in common in a 50 A. lot ("Lot 1") (Tax Map 40, p. 146). Thereafter, conveyances of remaining portions of subdivided parcel No. 01 were made by the following deeds: (2) "Lot 2," L. 8578/E, 738 (August 3, 1990) (50 A. from Maffezzoli, et ux., to George M. Durrett, et ux., undivided 1/2 interest as tenants in common) (Tax Map 40, p. 147); (3) "Lot 3," L. 8775/E, 611 (April 26, 1991) (50 A. from Maffezzoli, et ux., as T/E to Maffezzoli, et ux., as J/T with SS consisting of a portion of land containing 81 A. conveyed to "Ward," and then subsequently conveyed to Maffezzoli, et ux., as T/E and recorded at Liber 8765 folio 290) (Tax Map 40, p. 158). Two other lots lying south of Belmont Road have been created from parcel No. 01, viz., lots 4 and 5, and are the subject of the conveyance by deed to Patricia A. Ward recorded at Liber 9363 folio 447 (August 27, 1992). Exhibit A which is attached to that deed (9363/449) describes the conveyance as a 156 A. parcel on the south side of Belmont Road. These five lots are in compliance with zoning criteria controlling area densities set forth in BCZR Section 1A-01.3B.

Nevertheless, conveyances have been made from Parcel 01 as projected on the attached sketch plat which represent an illegal subdivision in that more lots are created than allowed by the area regulations set forth in BCZR Section 1A01.3B.

A predecessor deed to Liber 8775/611 (April 26, 1991) (Maffezzoli, et ux., as T/E to Maffezzoli, et ux., as J/T with SS) recorded at Liber 8754 folio 290 describes a conveyance from "Ward" to the Maffezzolis of lot 3 of parcel 01 then described as 81 A. (L. 8754/292). Thereafter a deed enrolled at L. 8811/823 (April 26, 1991) discloses the conveyance of an illegal lot comprised of 31 A. from Maffezzoli, et ux., to Maffezzoli, et ux., as J/T with SS, derived from the lot of 81 A. conveyed by the deed described above and recorded at Liber 8754 folio 290 (Ward to Maffezzoli, et ux.). Almost immediately following the conveyance set forth in Liber 8811/823 (April 26, 1991), a deed was put on record at Liber 8984/016 (April 27, 1991) which conveyed that same illegal 31 A. lot from the Maffezzolis as J/T with SS to Patricia A. Ward. Subsequent to that conveyance, a deed is enrolled at Liber 9127 folio 596 (February 27, 1992) which records a conveyance out of an 8 A. lot from the 31 A. granted by Liber 8984/016 (Maffezzoli to Patricia A. Ward). This conveyance of 8 A. recorded at Liber 9127/596 represents an illegal subdivision of the illegal lot (31 A.) enrolled at Liber 8984/016.

If further administrative and possible judicial proceedings with respect to enforcing the area regulations specified in BCZR Section 1A01.3B, as well as any other pertinent directives, are to be avoided, then the illegal subdivision reflected by the deeds enrolled at 8811/823 and 8984/016 (31 A.) as well as Liber 9127/596 (8 A. parcel) must be corrected bringing

T. Rogers Harrison, Esquire  
September 7, 1994  
Page -3-

the conveyances represented by them into compliance with the area criteria of BCZR Section 1A01.3B. To that end, certain corrective measures have been suggested. One proposal is that the 23 A. and 8 A. lots be rejoined and that they then be combined with lot 3 of Parcel 01 or the 50 A. "lot" currently entitled to Maffezzoli, et ux., as J/T with SS (L. 8775/611) as drawn on Tax Map 40, p. 158 (see attachment).

As an alternative, the 23 A. and the 8 A. lots are again to be consolidated into a 31 A. lot as described by Deeds 8811/823 and 8984/016 and then that lot is to be joined with the southerly portion of the original parcel 01 south of and abutting Belmont Road, 03-04-90-13 (BC 89-12), subject, however, to all relevant density and agricultural easement criteria.

If neither of these approaches is acceptable to your clients, or some other remedy as proposed on their behalf is disapproved by the County, then the Complaint for the violation of the area regulations and BCZR Section 1A01.3B as well as any other relevant enactments will be prosecuted in the appropriate administrative and judicial forums.

It is expected that we hear from you or your site planner within fifteen (15) days of this correspondence as to resolving the illegalities in this subdivision or proceedings will be reactivated for enforcement purposes.

Very truly yours,

Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Jim Thompson  
Margaret Worrell



Baltimore County Government  
Office of Law  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

August 30, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

Although I have no objection to settling this matter outside the hearing process, I wish to make it very clear that at no time did I ever say or represent that Mrs. Patricia A. Ward was absolved from actually attending and participating in any necessary hearing. If her participation is essential to these proceedings then respectfully she will have to appear. Your understanding that you and I believe that Mrs. Ward was exempted from the hearing is, with all respect, totally without any foundation. Indeed, if such an agreement were to have been made, it would have to have been in writing.

Your reservations however concerning the September 6, 1994 hearing are understandable and the matter ought to be postponed to a later date. I have also read your attached correspondence to Zoning Commission Larry Schmidt in which you request that service of process be effectuated on you as opposed to Patricia Ward as fee simple owner of Parcel No. 01. I will ask Jim Thompson to cause service of process to be issued on behalf of the Wards, including Patricia A. Ward, and be served on you on their behalf.

I will be in contact with you with respect to any proposed settlement of this matter.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Larry Schmidt  
Jim Thompson

Given to Mr. L. by  
Mike McMahon at 11:05  
10/1/94

RECEIVED  
AUG 30 1994  
ZADM

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 9, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue  
300 Jefferson Building  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
Patricia A. Ward  
4th Election District

Dear Mr. Harrison:

In reply to your letter of August 30, 1994 and our telephone conversation later that week, I have had the opportunity to consult with Director Arnold Jablon. With your office now having the authority to represent Patricia A. Ward, the enforcement section is mailing the Petition for Special Hearing that we have been attempting to serve on her since February 25, 1994. At present, a public hearing date has not been established for this property. Prior to this action, we will contact your staff to avoid any future postponements pertaining to both your clients.

Sincerely,

JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

cc: Margaret Worrell  
The Valleys Planning Council, Inc.

Michael McMahon  
Assistant County Attorney

Post-It Fax Note 7671  
Date: 9/13/94  
To: T. Rogers Harrison  
From: James H. Thompson  
Subject: Case No. V-94-323-SPH  
Phone: 410-887-3353  
Fax: 410-296-0931

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on Recycled Paper

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

September 22, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

This will confirm our meeting with Wally Lippincott and others to discuss implementation of suggested alternative solutions to resolving the alleged violation of area zoning regulations applicable to Sagamore Farms. (See correspondence of September 7, 1994.)

The meeting is set for October 4, 1994, at 9:30 a.m. in the DEPRM Conference Room, Courts Building, Towson, Maryland 21204.

Your cooperation and attendance is appreciated.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Wally Lippincott  
Kate Milton

RECEIVED  
SEP 22 1994  
ZADM

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400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

October 19, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

This office wishes to reschedule in the near term a meeting with your side as well as Wally Lippincott and other County personnel for the purposes of discussing suggested alternative solutions with a view toward resolving the alleged violations of area zoning criteria applicable to Sagamore Farms (see correspondence of September 7 and September 22, 1994). The meeting of October 4, 1994, had to be postponed so that a funeral could be attended by a necessary participant.

It is, of course, essential that a meeting be held to avoid a reactivation of proceedings for enforcement purposes.

Please advise as to your availability. Your cooperation and attendance is appreciated.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Jim Thompson 1115  
Margaret Worrell

RECEIVED  
OCT 20 1994  
ZADM

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on Recycled Paper

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

October 24, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

This correspondence will confirm our meeting to be held in the DEPRM Conference Room, Fourth Floor, County Courts Building, 401 Bosley Avenue, Towson, Maryland 21204. The meeting is set for Friday, October 28, 1994, at 11:00 a.m., as per the schedule of dates provided.

It is, of course, essential that a meeting be held on the Sagamore Farms matter to avoid a reactivation of proceedings for enforcement purposes.

Your cooperation and attendance is appreciated.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Jim Thompson 1105  
Margaret Worrell

RECEIVED  
OCT 25 1994  
ZADM

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on Recycled Paper

Baltimore County Government  
Office of Law

(410) 887-4420  
Fax (410) 296-0931

November 4, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

As a follow-up to the October 28, 1994, meeting, we are providing more details to you regarding how your clients should proceed to resolve the issues as indicated in my September 7, 1994, correspondence. The information below is in response to the request you made for additional information at the October 28 meeting which was attended by you, me, Kate Milton, Margaret Worrell, and Wally Lippincott.

At that meeting, you expressed a desire to proceed with the option of requesting an agricultural subdivision to legally subdivide 31 acres from the 81-acre lot owned by the Maffezzolis and to attach this 31 acres and buildings to one of the easement properties on the south of Belmont Road. You requested more information as to how your clients should proceed to accomplish this action while addressing all relevant density and agricultural easement issues.

As per a discussion with the Office of Zoning Administration and Development Management, we advise that you prepare a request for the Development Review Committee for an agricultural subdivision of the 31 acres, that you will indicate that there is to remaining RC-2 density on the 31 acres, and that you will designate the existing residence as utilizing the RC-2 density unit from the parcel to which this 31 acres will be joined. As we discussed, you may wish to indicate that the owner retains the right to redesignate the RC-2 development right back to the two-acre site on the south side of Belmont, subject to approval of the existing dwellings as tenant buildings (relevant requirements for such approvals are enclosed).

The other issue to address is for the Wards to obtain approval from the Maryland Agricultural Land Preservation Foundation for agricultural subdivision of the three easement properties. To obtain this approval, the Ward should submit the proposal to the Baltimore County Agricultural Land Preservation Advisory Board. If the Board grants the request, it will be

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T. Rogers Harrison, Esquire  
November 4, 1994  
Page -2-

transmitted to the State for the approval of the Maryland Agricultural Land Preservation Board of Trustees. The next meeting of the Baltimore County Board is on November 17, 1994.

As discussed at the meeting, it is recommended that you and your clients meet with the Valley Planning Council and other interested parties so as to provide them with the explanation of your plans and what the impact on the farm will be as a result of these plans.

In order to maintain progress towards resolving the case and, respectfully, to avoid a reactivation of proceedings for enforcement purposes, it is requested and expected that you respond within ten days of this letter.

Your cooperation is appreciated.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm

cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Jim Thompson  
Margaret Worrell

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

November 29, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

Re: Richard D. and Mary C. Maffezzoli  
Sagamore Farms (Patricia A. Ward)  
Case No. V-94-323-SPH

Dear Tom:

Thank you for the letter of November 14 in which you indicated that your clients are amenable to the resolution outlined in my letter of November 4, 1994.

However, the content of the letter indicates that the Wards have actually chosen not to go with the proposal we discussed at the October 28, 1994, meeting. Your letter indicates that the Wards wish to merge the 31-acre parcel with one of the easement parcels but do not wish to designate their existing house as the main dwelling. Instead, you have proposed that the existing tenant farmer who already resides elsewhere on the farm would move into this house. To proceed in this manner raises the need for an approval of an additional tenant building on a farm operation which already has two tenant buildings and limited farming activities.

As you are aware, I have been seeking a prompt response to this violation and it appears as if you are providing me no other choice but to proceed with the violation. Again, I am disappointed that your clients did not take advantage of what appeared to be a satisfactory and fair resolution of this violation.

Thank you for your efforts to resolve this issue but unless your clients are willing to reconsider, I see no other option but to reactivate the proceedings for enforcement.

Very truly yours,

Michael McMahon  
Michael McMahon  
Assistant County Attorney

MMCM:sm  
cc: Wally Lippincott  
Stanley Schapiro  
Arnold Jablon  
Kate Milton  
Jim Thompson  
Margaret Worrell

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Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 23, 1994

Mr. and Mrs. Richard D. Maffezzoli  
660 Kenilworth Drive  
Towson, Maryland 21204

RE: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Mr. and Mrs. Maffezzoli:

The upcoming public hearing scheduled for March 28, 1994 has been postponed per the Assistant County Attorney, Michael J. McMahon.

The enforcement division will notify you of the rescheduled hearing date.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Supervisor

JHT:eh

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 7, 1994

Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.  
212 Washington Avenue  
P.O. Box 5402  
Towson, Maryland 21285-5402

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Mrs. Worrall:

Enclosed is a copy of the most recent summons issued to Patricia A. Ward at her Florida address.

Hopefully, service of this document will be made and Baltimore County will be able to address this alleged violation at the June hearing date.

As always, we will keep you updated of all subsequent developments in this case.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

Enclosure

c: Michael J. McMahon, Esquire  
Assistant County Attorney

Wallace S. Lippincott, Jr.  
Environmental Protection

Catherine A. Milton  
Zoning Administration

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Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 26, 1994

Sheriff of Palm Beach County  
Attention: Court Services  
P.O. Box 24681  
West Palm Beach, Florida 33416-4681

Re: Service/Special Hearing Petition

Patricia A. Ward  
13860 Wellington Trace #12  
Wellington, Florida 33414

Gentlemen:

Enclosed you will find a check in the amount of \$30.00 to cover the cost associated with attempting to serve Patricia A. Ward of 13860 Wellington Trace #12, Wellington, Florida 33414.

The Office of Zoning Administration and Development Management of Baltimore County, Maryland has established a hearing date of June 30, 1994 to address the alleged violations on property owned by Patricia A. Ward in Baltimore County. Hopefully, your efforts will be successful, however, if questions should develop, please contact us at 410-887-3351, Monday thru Friday between the hours of 8:30 a.m. and 4:30 p.m.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

Enclosure

c: Michael J. McMahon, Esquire  
Assistant County Attorney

Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.

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Baltimore County Government  
Department of Environmental Protection  
and Resource Management

401 Bosley Avenue  
Towson, MD 21204

(410) 887-3733

July 13, 1994

RECEIVED  
JUL 18 1994  
ZADM

Ms. Patricia Ward  
P.O. Box 10510  
Towson, Maryland 21285-0510

Re: Apparent Subdivision of Natural  
Easement without approval by the  
Maryland Agricultural Land  
Preservation Advisory Board

Dear Ms. Ward:

As a result of Case No. V-94-323-SPH, it has come to my attention that it appears as if you have subdivided several easement properties without approval of the Maryland Agricultural Land Preservation Foundation. In the event that you are not aware of the easement restrictions, please refer to the easement documents.

It is stated under Covenants, Conditions, Limitations and Restrictions A. Subject to the reservation hereinafter contained, the Grantor covenants, grants and relinquishes the following rights ... (1) (b) "The right to subdivide the above described land for any purpose except upon written approval of the Grantee; ...". This agreement was recorded in the Land Records of Baltimore County, Liber 8741, Page 419.

The current Baltimore County Tax maps reflect that you have subdivided three agricultural districts on which easements have been recorded. The map indicates that District Nos. 03-04-90-13, 03-04-87-22, and 03-04-87-23a have been subdivided into two properties. The subdivision reflects the recordation of these three easements into two properties with deed references of Liber 9361, Page 451 and Liber 9363, Page 447.

As indicated in the easement language, the right of subdivision is not totally precluded; however, the easement owner must obtain approval of the Foundation for such subdivision. To obtain this approval, it is first necessary to apply. I have enclosed the necessary forms for such an application. Furthermore, it is also necessary to obtain Baltimore County zoning and subdivision approval.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 17, 1994

Rodgers Harrison  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue  
300 Jefferson Building  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Mr. Harrison:

Assistant County Attorney Michael J. McMahon has informed this office that the referenced case scheduled for June 30, 1994 will have to be postponed. On that date his wife is scheduled to receive an award from the White House, and along with other members of his family he most certainly wants to be present for the occasion.

I will contact your office on Monday June 20, 1994 to coordinate a new hearing date.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Enforcement Supervisor

JHT/sh

cc: Margaret Worrall, Executive Director  
The Valleys Planning Council, Inc.

File

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Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 27, 1994

Nary M. DiFerdinando, Branch Manager  
Central Maryland Farm Credit  
16938 York Road  
P.O. Box 439  
Monkton, Maryland 21111

Re: Case No. V-94-323-SPH  
Sagamore Farms  
4th Election District

Dear Ms. DiFerdinando:

Per our conversation of July 26, 1994, regarding your faxed letter of June 14, 1994, which never was received by this office, I have gone to the extent to make photo-copies of the Special Hearing Petition, along with other important documents.

When this case is ultimately scheduled for a public hearing, we will certainly inform Central Maryland Farm Credit of that fact.

If additional questions should arise, please contact me at 887-3351.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Supervisor

JHT/hek

Enclosures

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on Recycled Paper

Baltimore County Government  
Office of Law

400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 296-0931

August 23, 1995

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue  
300 Jefferson Building  
Towson, Maryland 21204

RE: Sagamore Farms  
Richard D. and Mary C. Maffezzoli

Dear Mr. Harrison:

When we appeared before the Zoning Commissioner on May 18, 1995, you advised that it would only take a couple of days to prepare the appropriate deeds to recombine the 31 acre and 50 acre parcels which the County alleges were the subject of an illegal subdivision. Despite my numerous calls to your office and my most recent correspondence of July 13, 1995 outlining the particulars of why we find the deeds tendered to be defective, you have failed to respond. Over the course of the last three months, you have never even contacted Dennis Maloney of our Real Estate Division to discuss the matter as you repeatedly stated you would do.

At this juncture, I can only assume that your clients do not wish to honor their commitment to amicably resolve the matter. Therefore, by a copy of this letter to Deputy Zoning Commissioner, Timothy M. Kotroco, I am hereby requesting that he issue a final Order and Opinion in accordance with the hearing which was held on January 31, 1995.

Sincerely yours,  
*Nancy C. West*  
NANCY C. WEST  
Assistant County Attorney

NCW/jd

cc: Timothy M. Kotroco, Deputy Zoning Commissioner  
John Bernstein, Executive Director  
Valleys Planning Council  
Kate Milton, Department of Permits  
and Development Management  
Wallace S. Lippincott, Jr., Department  
of Environmental Protection and  
Resource Management

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Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

August 26, 1994

T. Rogers Harrison, Esquire  
Mudd, Harrison & Burch  
105 West Chesapeake Avenue  
300 Jefferson Building  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farms  
Richard D. and Mary C. Maffezzoli  
4th Election District

Dear Mr. Harrison:

Please note that the referenced case scheduled before the zoning commissioner has been set for September 6, 1994 at 11:00 a.m. in Room 118, Courthouse, 400 Washington Avenue, Towson, Maryland 21204.

If you have any questions regarding this matter consult with Assistant County Attorney Michael J. McMahon at 887-4420.

Sincerely,

*J. H. Thompson*  
JAMES H. THOMPSON  
Zoning Supervisor

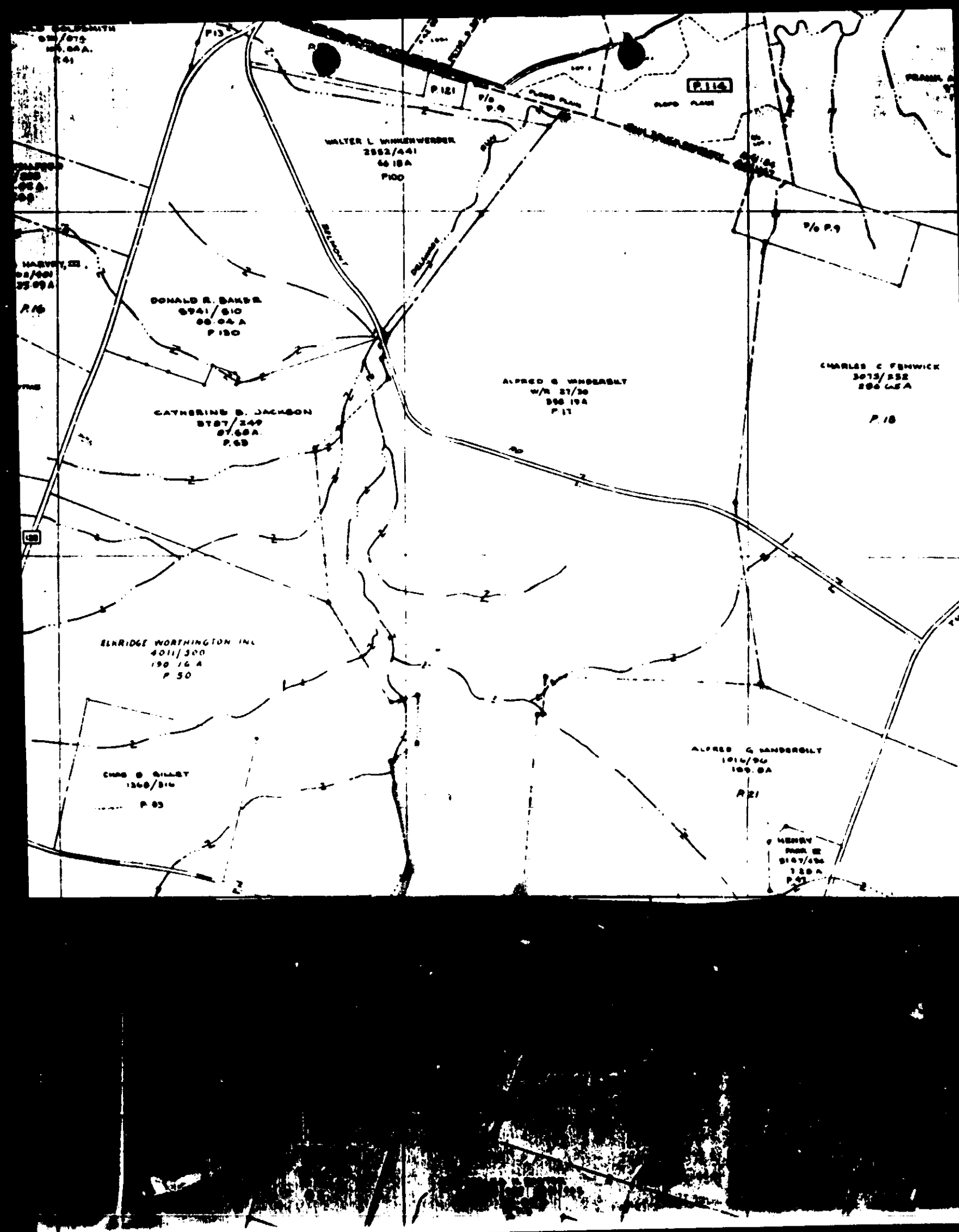
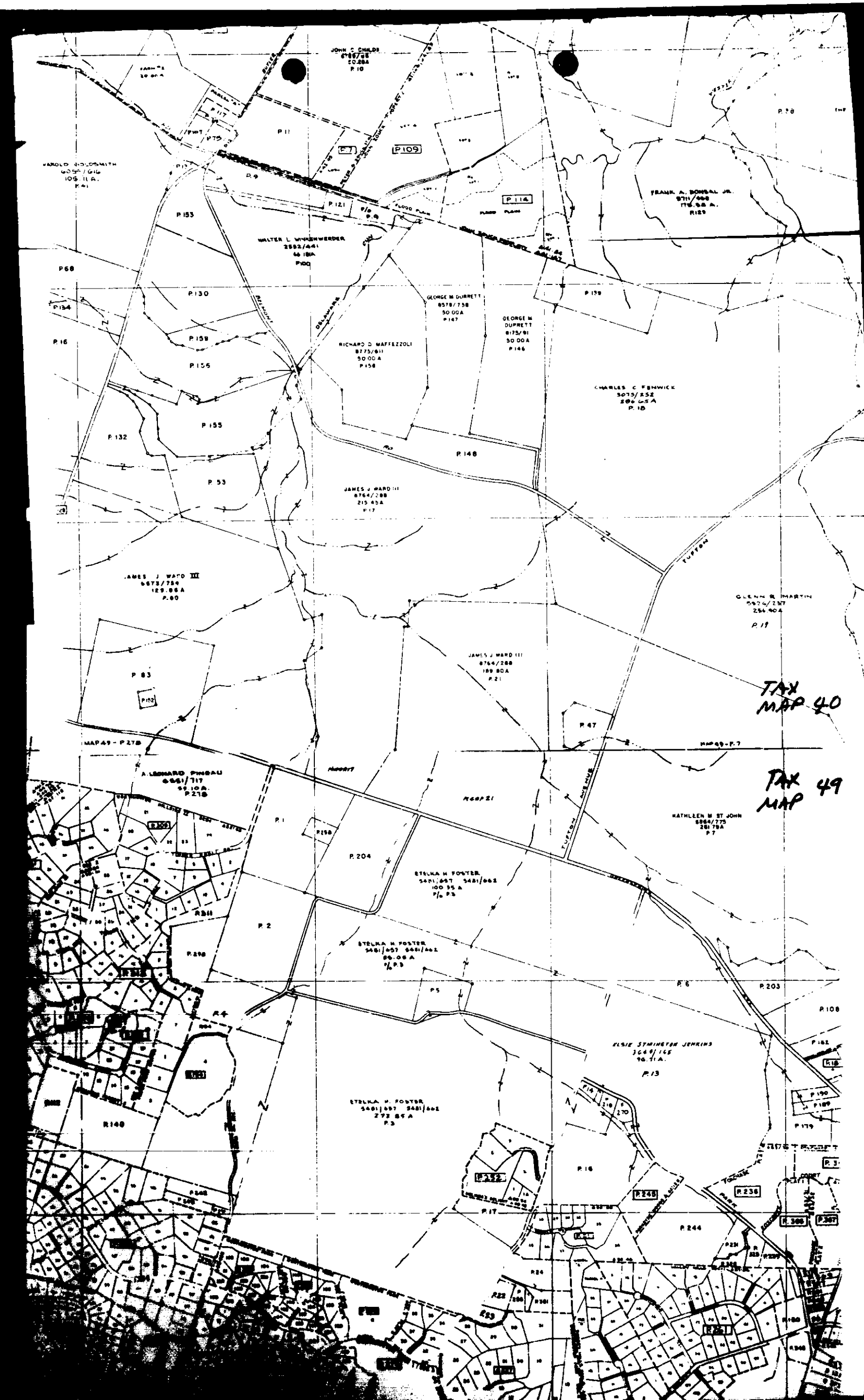
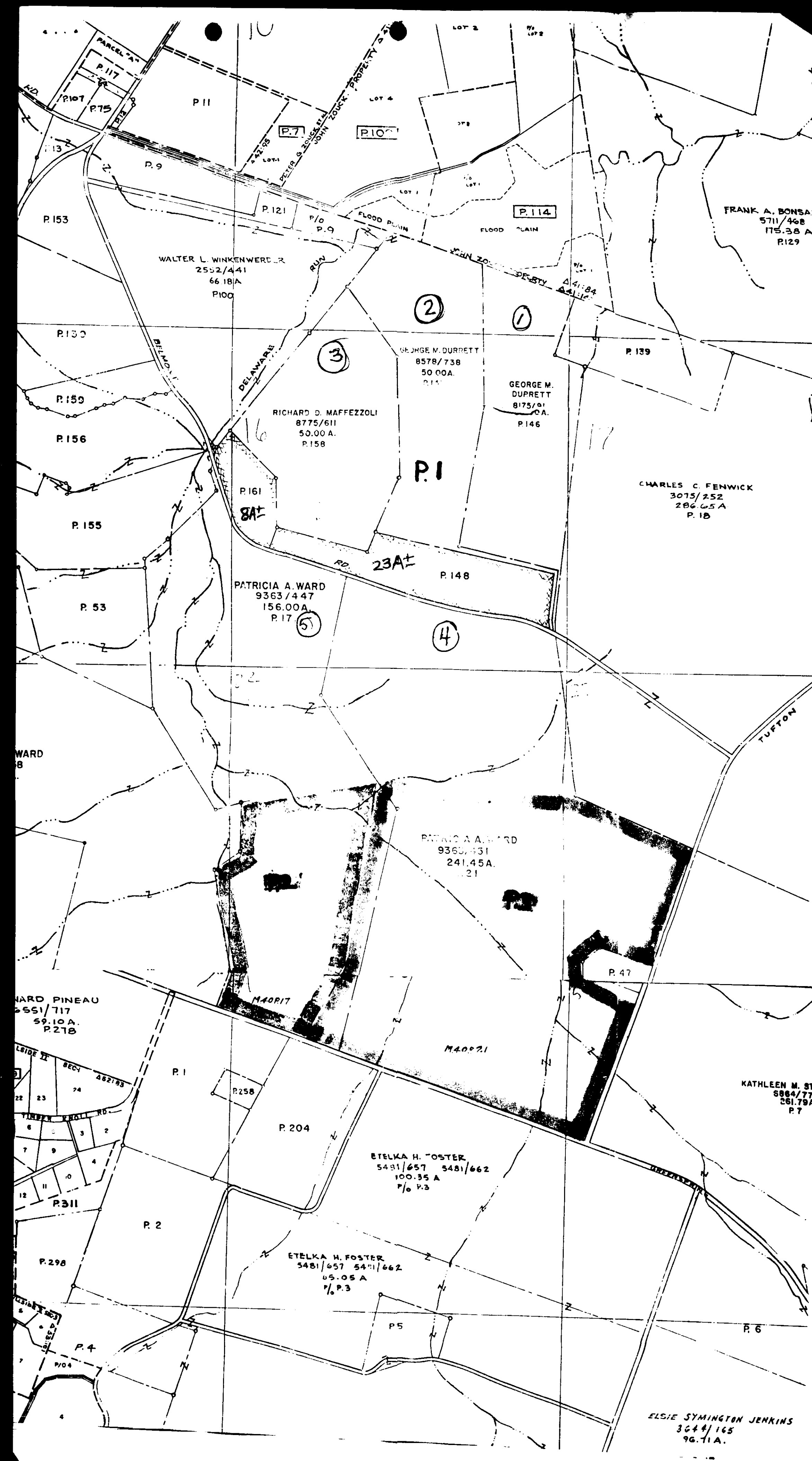
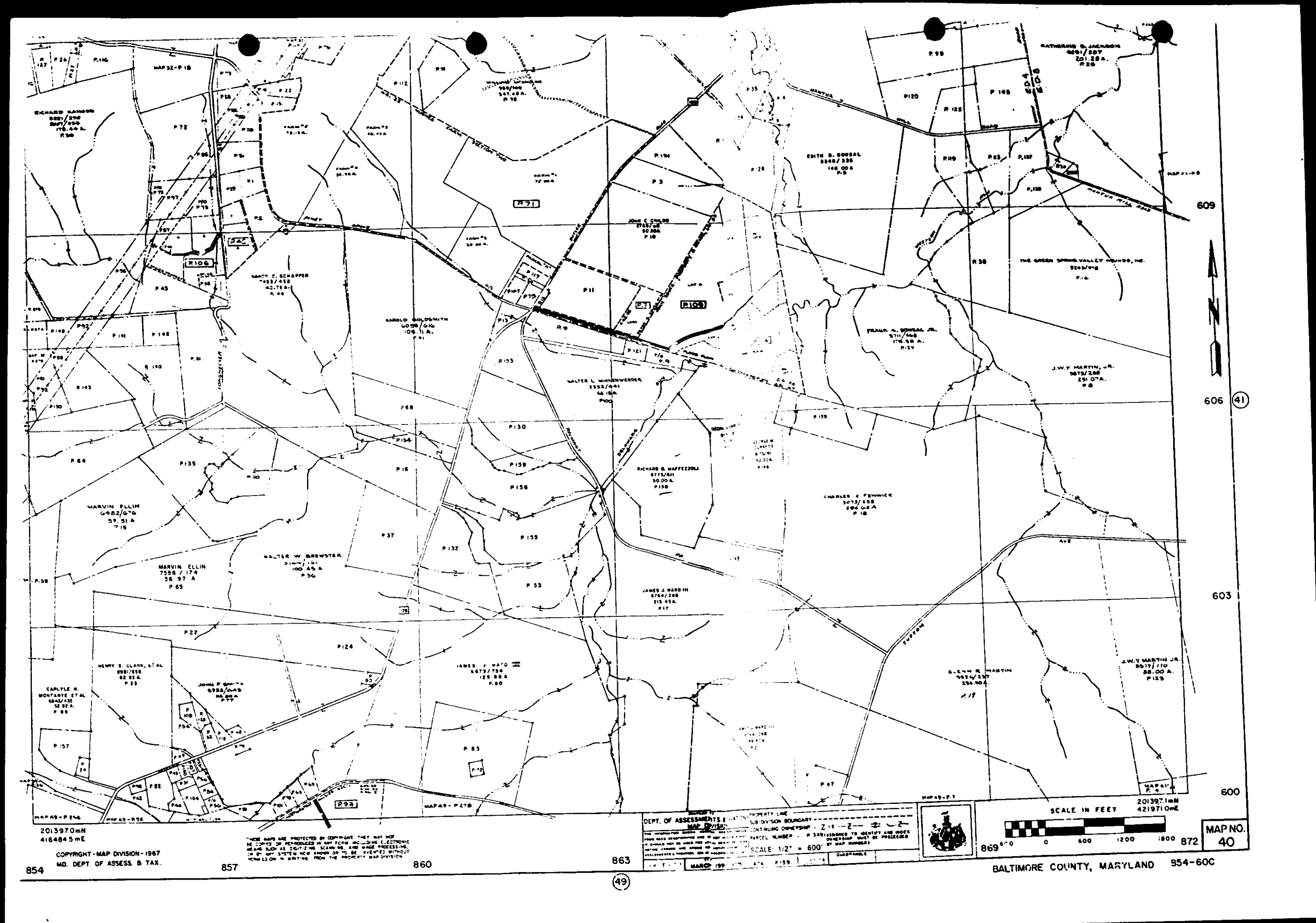
JHT/hek

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50 Area - RC 2  
Belmont Rd  
7 am Credit  
Mary de Fernandez  
Loan Closing  
Ward / Maffey etc  
Mable Mackon not available









IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
Belmont Avenue, N/W of Tufton \* DEPUTY ZONING COMMISSIONER  
Avenue and Butler Roads (Sagamore Farms)  
4th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \* Case No. V94-323-SPH  
Richard D. & Mary C. Maffezzoli, and  
Patricia A. Ward - Owners

ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the Baltimore County Zoning Administration and Development Management (ZADM) office, Zoning Enforcement Division, seeking a determination as to whether there was an illegal subdivision of the subject property, split zoned R.C. 2 and R.C. 4; and,

WHEREAS, as a result of negotiations between the Office of Law and Counsel for the Petitioners, the matter has apparently been resolved; and,

WHEREAS, in a related Petition for Special Hearing in Case No. 96-169-SPH, the Petitioners were granted a lot line adjustment of 25.237 acres of the subject property for agricultural purposes, only, and thus, Counsel for both Baltimore County and the Petitioners have requested the matter in Case No. V94-323-SPH be dismissed as moot.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of February, 1996 that the Petition for Special Hearing seeking a determination as to whether there was an illegal subdivision of the subject property, split zoned R.C. 2 and R.C. 4, be and is hereby DISMISSED AS MOOT.

TMK:bjs

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

Lippincott with the Department of Environmental Protection and Resource Management (DEPRM), and Catherine Milton, a representative of the Department of Permits and Development Management (PDM). The Protestants were represented by Nancy West, Esquire, a representative of the Baltimore County Office of Law.

The Petition for Special Hearing filed in this case is the culmination of several issues relative to the subject property. This property was the subject of violation Case No. V94-323-SPH, wherein the then Baltimore County Zoning Administration and Development Management office requested a determination as to whether there was an illegal subdivision of the subject property. That matter was scheduled for a public hearing before me and as a result of negotiations between the Office of Law and Counsel for the Petitioners, the matter was subsequently resolved by virtue of certain deeds being recorded in the Land Records of Baltimore County. In preliminary discussions before me at the public hearing held on February 5, 1996, Ms. West and Mr. Anderson represented that all previous issues concerning this property have been resolved. Thus, a Motion to Dismiss the Petition for Special Hearing filed in Case No. V94-323-SPH was requested. Given the representations made by Counsel, the Petition for Special Hearing filed in Case No. V94-323-SPH shall be dismissed and I shall so Order.

As to the Petition for Special Hearing filed in the instant case, the Petitioners seek relief to approve a lot line adjustment of 25.237 acres, more or less, zoned R.C.2, and the incorporation of that parcel with a larger tract containing 160 acres for agricultural purposes, i.e., a horse breeding operation.

- 2 -

in Case 96-169-SPH

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
Belmont Avenue, N/W of Tufton \* DEPUTY ZONING COMMISSIONER  
Avenue and Butler Roads (Sagamore Farms)  
4th Election District \* OF BALTIMORE COUNTY  
Councilmanic District \* Case No. V94-323-SPH  
Richard D. & Mary C. Maffezzoli, and  
Patricia A. Ward - Owners

ORDER ON MOTION FOR RECONSIDERATION

WHEREAS, this matter came before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the Baltimore County Zoning Administration and Development Management (ZADM) office, Zoning Enforcement Division, for a determination as to whether there was an illegal subdivision of the subject property, split zoned R.C. 2 and R.C. 4; and,

WHEREAS, after numerous attempts to schedule this matter at a mutually convenient date and time, a hearing was scheduled on January 31, 1995, at which time, only representatives of Baltimore County appeared and testified; and,

WHEREAS, by letter dated February 7, 1995, Counsel for the Owners advised that a request for postponement of the January 31, 1995 hearing had been submitted in a timely manner, but was subsequently denied without sufficient notice to appear; and,

WHEREAS, Counsel for the Owners has requested that the case be reopened or continued to allow his clients an opportunity to present evidence and testimony to support their position in this matter; and,

WHEREAS, given the history of this case, the fact that this matter was recently reassigned to new Counsel for Baltimore County, and inasmuch as Counsel for the Petitioner does not object to a continued hearing on this matter,

ORDERED REOPENED FOR FILING  
Date 3/9/96  
By [Signature]

Order on Motion for Reconsideration  
Sagamore Farms, Case No. V94-323-SPH  
Page 2

IT IS ORDERED by this Deputy Zoning Commissioner for Baltimore County this 9th day of March, 1995, that the above-captioned matter shall be reopened and as such, the Motion for Reconsideration be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the continued hearing on this matter has been scheduled for Thursday, May 18, 1995 at 9:00 AM in Room 118 of the Old Courthouse in Towson, as was mutually agreed upon between both Counsel for the Owners and Counsel for the Petitioners, and all interested parties have been so notified.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Nancy West, Esquire, Assistant County Attorney  
Baltimore County Office of Law

Ms. Kate Milton, ZADM  
Mr. Wallace Lippincott, DEPRM  
People's Counsel

T. Rogers Harrison, Esquire, Attorney for the Owners  
Mudd, Harrison & Burch, 105 W. Chesapeake Avenue, Suite 300,  
Towson, Md. 21204

The Valleys Planning Council, Inc.  
P.O. Box 5402, 212 Washington Avenue, Towson, Md. 21285

Case File

3/9/95  
[Signature]

- 2 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204  
February 28, 1996  
(410) 887-4386

James R. Andersen, Esquire  
105 W. Chesapeake Avenue, Suite 300  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
S/S Belmont Road, 2,050' W of Tufton Avenue  
(3501 Belmont Road)  
4th Election District - 3rd Councilmanic District  
Richard Maffezzoli, et ux, and Patricia Ward - Owners  
Case No. V94-323-SPH

Dear Mr. Andersen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been dismissed in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Dr. & Mrs. Richard D. Maffezzoli  
3501 Belmont Road, Glyndon, Md. 21136

Ms. Patricia A. Ward  
13860 Wellington Trace, #12, Wellington, Fla. 33414

Dr. John Bernstein, Executive Director, Valleys Planning Council  
P.O. Box 5402, Towson, Md. 21285-5402

Nancy West, Esquire, Baltimore County Office of Law  
Catherine Milton, Department of Permits & Development Management  
People's Counsel; Case File

Petition for Special Hearing  
Case #: V-94-323-SPH  
to the Zoning Commissioner of Baltimore County

for the property located at Sagamore Farms - See Attached  
which is presently zoned R.C.2/R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management, Baltimore County, hereby petitions for a Special Hearing under Sections 26.3 and 26.12(a) of the County Code and Section 800.8 of the Zoning Regulations of Baltimore County, for the Zoning Commissioner to conduct a hearing involving a violation or alleged violation or non-compliance with any zoning regulations or order issued by the Zoning Commissioner, Board of Appeals or Court, or for the proper interpretation thereof, more specifically:

Section number(s): 102.1; 1A01.3.B.1; 1A01.4; 1A03.4.B.1.b; 1A03.5; 1A00.4.b(3)BCZCPM;  
1A01.3.B.1BCZCPM; Title 26, Sec. 26-169BCC; Title 26, Sec. 26-173BCC  
Title 26, Sec. 26-180BCC

Creation of an illegal subdivision on R.C.2 (Resource Conservation - agriculture) and R.C.4 (Resource Conservation - watershed protection) zoned land.

I do solemnly affirm that the contents stated above are correct to the best of my knowledge, information and belief.  
Date 2/25/94 [Signature]

SUMMONS

ISSUED TO Richard D. and Mary C. Maffezzoli  
ADDRESS 660 Kenilworth Drive  
Towson, MD 21204

To appear and testify in the matter of an alleged zoning violation or for the purpose of a proper interpretation of the zoning regulations or order of the Zoning Commissioner, Board of Appeals or Court  
Room 118 Courthouse  
Hearing Date: March 28, 1994 Time: 9:00 am Location: Towson, MD 21204

Please be advised that your failure to appear at the date, time and location stated above could result in your attachment.

Belmont Avenue N/S, 3750' NW Tufton Avenue - Map 40, Parcel 158  
Belmont Avenue S/S, 1320' W of Tufton Avenue - Map 40 Parcel 17  
Tufton Avenue W/S, Corner of Worthington Avenue - Map 40, Parcel 21  
Belmont Avenue NE/S, 3000' S Butler Road - Map 40, Parcel 161  
Belmont Avenue N/S, 1900' NW Tufton Road - Map 40, Parcel 148

Petition for Special Hearing  
Case #: V-94-323-SPH  
to the Zoning Commissioner of Baltimore County

for the property located at Sagamore Farms - See Attached  
which is presently zoned R.C.2/R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management, Baltimore County, hereby petitions for a Special Hearing under Sections 26.3 and 26.12(a) of the County Code and Section 800.8 of the Zoning Regulations of Baltimore County, for the Zoning Commissioner to conduct a hearing involving a violation or alleged violation or non-compliance with any zoning regulations or order issued by the Zoning Commissioner, Board of Appeals or Court, or for the proper interpretation thereof, more specifically:

Section number(s): 102.1; 1A01.3.B.1; 1A01.4; 1A03.4.B.1.b; 1A03.5; 1A00.4.b(3)BCZCPM;  
1A01.3.B.1BCZCPM; Title 26, Sec. 26-169BCC; Title 26, Sec. 26-173BCC;  
Title 26, Sec. 26-180BCC

Creation of an illegal subdivision on R.C.2 (Resource Conservation - Agriculture) and R.C.4 (Resource Conservation - watershed protection) zoned land.

I do solemnly affirm that the contents stated above are correct to the best of my knowledge, information and belief.  
Date 2/25/94 [Signature]

SUMMONS

ISSUED TO Patricia A. Ward  
ADDRESS 105 West Chesapeake Avenue  
Towson, MD 21204

To appear and testify in the matter of an alleged zoning violation or for the purpose of a proper interpretation of the zoning regulations or order of the Zoning Commissioner, Board of Appeals or Court  
Room 118 Courthouse  
Hearing Date: March 28, 1994 Time: 9:00 am Location: Towson, MD 21204

Please be advised that your failure to appear at the date, time and location stated above could result in your attachment.



THE VALLEYS  
PLANNING COUNCIL, INC.

212 Washington Avenue  
P.O. Box 5402  
Towson, Maryland 21285-5402  
410-337-6877  
410-296-5409 (FAX)

October 19, 1993

Mr. Arnold Jablon  
Director  
ZADM  
111 W. Chesapeake Avenue  
Towson, MD 21204

Dear Mr. Jablon:

Following up on our meeting, I am enclosing copies of material documenting recent land transactions, recorded in the Land Records of Baltimore County, regarding a 181-acre parcel on the northeast side of Belmont Avenue, Glyndon, MD 21071.

It appears that the 181-acre was owned by James Ward as a single unit, which he subsequently divided into three parcels: 1) 50 acres sold to George Durrett; 2) 50 acres sold to Richard D. Maffezzoli who in turn sold this parcel also to George Durrett; and 3) 81 acres to Richard D. Maffezzoli.

The problem, as I see it, arises in the next land transaction of 1991 and 1992 whereby Mr. Maffezzoli subdivided the 81 acre parcel by selling Patricia A. Ward a 31-acre tract (retaining 50 acres himself), and Patricia A. Ward then subdivided the 31 acres into a 23-acre lot and an 8-acre lot.

It is my request that your office review the subdivision of this 181-acre parcel, zoned R02, to determine if the various subdivisions are legal.

I look forward to hearing from you at your earliest convenience.

Sincerely,

Margaret Worrall  
Executive Director

Original Received  
Not signed received  
TAX info (see map & would be helpful)

RECEIVED  
OCT 19 1993

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Central Maryland Farm Credit  
1928 York Road • P.O. Box 430  
Morton, Maryland 21111  
Telephone (410) 329-2170 • Fax (410) 329-2184

June 14, 1994

Via Telecopy 887-5708

Arnold Jablon  
Director of Zoning Administration and Development Management  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Sagamore Farms  
Case No. V-94-323-SPH

Dear Mr. Jablon:

I have spoken with Jim Thompson of your office and learned that there is a hearing scheduled for later this month regarding the above-referenced case.

Central Maryland Farm Credit, ACA has an interest in this case, as parcel numbers 158 and 148 are subject to our lien. These properties are 50 and 31 acres, respectively, both on the north side of Belmont Avenue. If you have any questions about which properties I am referring, do not hesitate to call me. Kindly mail me a photocopy of the summons and also add my name to the mailing matrix so that I may be kept abreast of the developments.

Thank you for your assistance.

Very truly yours,

Central Maryland Farm Credit, ACA

Mary H. Ferdinand  
Branch Manager, Baltimore County Office

3021 Black Rock Road  
Glyndon, MD 21071  
March 17, 1995

Mr. Timothy Kotroko  
Deputy Zoning Commissioner  
Old Courthouse  
400 Washington Avenue  
Towson, MD 21204

Re: Case No. V-94-323-SPH

Dear Mr. Kotroko:

On behalf of myself and several neighbors of Sagamore Farm, we were most distressed to read the attached article in the Valley Voice, March 1995 issue.

As you know, I was present and testified at the Sagamore hearing. You determined at that time that T. Rogers Harrison as legal representative of Patricia Ward and Richard and Mary Maffezzoli had ample notification of the hearing date and had elected not to appear. Therefore, you went on with the case as scheduled and promised elected to us and the County Attorney, Michael McMahon, a timely order.

As was the testimony at the time of the hearing, more than 2 years has elapsed since the concern of an illegal subdivision was brought to the attention of Arnold Jablon by The Valleys Planning Council. Mr. Rogers has been involved in numerous meetings on the subject and is well aware of the situation just as he was aware of the scheduling of the hearing. If indeed his clients are not satisfied with your ruling, they have more than adequate measures by which to make an appeal.

I believe most strongly that this case has maligned as far as it should, and I urge you to make whatever decision you feel is appropriate without reopening the case unnecessarily.

Thank you for your attention to this matter.

Sincerely,

Margaret Worrall

cc: C.A. Dutch Ruppereberger  
T. Bryan McIntire  
John Bernstein  
Nancy C. West

# Sagamore Farms Owner Seeks Chance to be Heard

March 1995

Compiled by Nancy Jones and  
Michael Ruby

A little more than a month ago, Deputy Zoning Commissioner Timothy Kotroko declared illegal an attempt to subdivide a section of Sagamore Farms in Worthington Valley.

Kotroko made the ruling after taking the unusual step of holding the hearing on the zoning violation without property owner Patricia Ward, wife of developer James J. Ward III, or her legal representative in attendance.

The zoning official, however, did not issue a written order because attorney T. Rogers Harrison, who represents the Wards, soon afterwards asked Kotroko to reconsider his ruling in light of efforts to amicably work out the situation with county legal authorities.

Now Kotroko says he will give the Wards an opportunity to present their side of the squabble at an as yet unscheduled hearing.

"We're still trying to work out a date suitable to all the parties," said Kotroko, explaining the reconsideration hearing. "Mr. Harrison said his clients want a chance to be heard."

have no problem with giving them their day in court."

Kotroko said he had gone ahead with the Jan. 31 hearing despite the lack of appearance by Harrison because sufficient notice had been given and the county has been trying for more than a year to resolve the illegal subdivision.

"The idea is to get them back into compliance."

—Timothy Kotroko

Harrison knew about the hearing and for one reason or another didn't show," said Kotroko. "He's now saying it was just a misunderstanding."

Efforts to contact Harrison were unsuccessful.

After listening to testimony from county planning and zoning, suffers familiar with the Sagamore Farm subdivision, Kotroko made a ruling from the bench that five separate parcels

had been illegally subdivided on a 181-acre portion though three home lots.

Neighbors are worried about preserving the historic Sagamore Farms in Worthington Valley which is noted for its distinctive long-running white fences. The farm reached its zenith when Alfred Vanderbilt owned the 575-acre property from 1933 to 1957. Native Dancer, winner of the Preakness and Belmont Stakes in 1953 was boarded there until he died in 1967.

Kotroko said he will give the Wards "a little more time" to resolve the violation before finalizing an order. "After all, the idea is to get them back into compliance," he said.

the Valley Voice

MUDD, HARRISON & BURCH

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ANDREW JANQUITTO  
JAMES R. ANDERSEN  
OF COUNSEL  
WILLIAM T. RUSSELL, JR.

March 15, 1994

Mr. Lawrence Schmidt  
Zoning Commissioner  
Baltimore County, Maryland  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. V-94-323-SPH  
Richard D. and Mary C. Maffezzoli

Dear Mr. Schmidt:

I have just been asked by the above property owners to represent their interests in regard to the special hearing which I understand has been set for March 28, 1994. Unfortunately, my presence is required elsewhere in connection with a trial of the case of Collins et al. v. Calgon Corporation et al. Therefore, I am requesting that this matter be postponed and rescheduled to a date convenient to all parties.

Because I will be out of the country from March 12 until March 21, 1994, I would greatly appreciate your advising my office if there is any problem with this request for postponement.

Thank you in advance for your cooperation.

Very truly yours,

T. Rogers Harrison

TFH/lfc

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WILLIAM T. RUSSELL, JR.

June 16, 1994

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Baltimore County, Maryland  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. V-94-323-SPH  
My Clients: Richard D. and Mary C. Maffezzoli

Dear Mr. Schmidt:

As I am sure your records reflect, the above matter was initially set for a hearing on March 28, 1994, and postponed in response to my written request of March 15, 1994, as I had only just then been retained by the Maffezzolis to represent their interests in this matter. Additionally, it was my understanding that a companion petition and summons have been issued to Mr. and Mrs. James Ward, and because service of process had never been effectuated, the continuance was in order so that all matters involving all parties could be heard at one time.

In the process of attempting to assemble information regarding the case, I had occasion to review Baltimore County's files and noticed, among a lot of other things, that the matter had been tentatively scheduled for a new hearing on June 30, 1994, apparently conditional upon appropriate notification and service on the Wards. In inquiring in my own office, I was able to ascertain that someone did in fact call me in March or April to inquire whether or not the June 30, 1994, date was open on my calendar, and they apparently were told that it was. Unfortunately, I have for a long period of time had prearranged and paid for a vacation to Vail, Colorado, on June 25 not to return until July 4, 1994. Therefore, my attendance at a zoning hearing on June 30, 1994, if in fact that is the date for this proceeding, is impossible. Therefore, I am compelled to request that the matter again be continued and frankly think this request is in order independent of my personal conflict, in light of the fact that as of yet there has been no notice

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ANDREW JANQUITTO  
JAMES R. ANDERSEN  
OF COUNSEL  
WILLIAM T. RUSSELL, JR.

August 30, 1994

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Baltimore County, Maryland  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. V-94-323-SPH  
My Clients: Richard D. and Mary C. Maffezzoli

Dear Mr. Schmidt:

I received a telephone call recently from Norman Gerber who told me that as a result of a telephone conversation he had with Mike McMahon, he was informed that the above matter had been set in for a hearing on September 6, 1994. Unfortunately, neither I nor my clients nor anyone in my office ever received any notification that the hearing had been rescheduled to the September 6 date, if in fact it has. Although I certainly will be available, as I will be trying another zoning case before you on that date, the date is not convenient with my clients, the Maffezzolis. Therefore, we are asking that to the extent the hearing date has been scheduled for September 6, 1994, on a formal rather than tentative basis, that it be continued.

Additionally, I am delighted to inform you that I have recently met with Mr. and Mrs. James Ward, and they have retained me to represent their interests in the above matter. Therefore, consistent with an understanding that I achieved with Mr. McMahon relative to this issue, I am requesting by copy of this letter that service of process be effectuated on me on behalf of the Wards.

It is my intention to attempt to meet with various County officials, and if we are unable to resolve this matter, I will ask that the hearing be rescheduled as a result of a conference call so that no further postponements are necessary.

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AUG 30 1994  
ZONING COMMISSIONER

MUDD, HARRISON & BURCH

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ANDREW JANQUITTO  
JAMES R. ANDERSEN  
ELIZABETH A. CRABTREE  
OF COUNSEL  
WILLIAM T. RUSSELL, JR.

January 30, 1995

Mr. James H. Thompson  
Zoning Supervisor  
Baltimore County, Maryland  
Office of Zoning & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. V-94-323-SPH  
Sagamore Farm  
4th Election District

Dear Mr. Thompson:

You people amaze me at times. During my last conversation with Mike McMahon I explained that I had recently spoken with Wally Lippincott and that I was merely awaiting the receipt of a plat to complete the preparation of the documents necessary to implement the settlement agreement that had been achieved with Baltimore County and participated in by the Valley Planning Council. He understood, and voiced no objection. When I subsequently received the notice of this hearing, I immediately wrote requesting a postponement because I had a conflict at that time in that the case of Quarngesser v. Sachse was set in for trial on a right-of-day basis beginning on January 30, 1995. I not only mailed that request for a postponement but also sent it via facsimile to most, if not all, of the parties copied on the notice setting the hearing in.

The Quarngesser case was postponed on Monday, January 23, 1995, because Plaintiff just recently named a new expert witness. Since Mr. McMahon has the time to personally check on my trial calendar but not give me the courtesy of a personal telephone call when doing so, you should suggest to him to call Kathy Rushton in the Assignment Office for Baltimore County, and she will confirm this fact. My assumption was that this zoning matter had already been postponed and that pursuant to the correspondence, and most recently telephone conversation



TRH/1E



WATPD, PATRICK  
 3301 Pleasant Ave  
 Stoughton, Mass  
 (Gay 2-501) Res. #113  
 2-107

1580 Wellington Ave  
 Melrose, Mass  
 3304

ATTEMPTS

DATE	TIME	RESULTS
1/15/68	12:30	NA - Gues
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Next Feb